# 2016 Comprehensive Plan

Towns County Hiawassee Young Harris









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#### I. INTRODUCTION

Towns County is located in the northeastern corner of Georgia, nestled among the southern reaches of the Appalachian Mountains proper and home to Brasstown Bald, the highest point in the state. It is accessed from the south and east by traveling over the mountains and through Helen and Clayton, respectively, and from the west by traveling through Blairsville. Towns County is approximately 2 to 2.5 hours from metro Atlanta, and approximately 2.5 hours from metropolitan cities Asheville, NC, Greensville, SC and Chattanooga, TN.

The prevailing terrain divides the county into two major valleys, within each sits one of the county's two municipalities: Hiawassee and Young Harris. Towns County is known for this mountainous terrain, the scenic beauty it provides from vistas atop the summit of Bell Mountain and the Lake Chatuge reservoir that encircles Hiawassee. As a result, it has grown into a burgeoning tourist community and as an idyllic rural area for retirees. Towns County also harbors the Georgia Mountain Fairgrounds to anchor the seasonal tourist appeal.

The two cities serve as nodes for residential development on either side of one ridgeline. Hiawassee is the county seat, and features elements of a historic main street intermixed with modern commercial and office development cultivated from a long-time role as a minor-regional center for medical care and professional services. Young Harris is a bustling mountain village and hosts the college of the same name and is just 2 miles from popular Brasstown Valley Resort. The city has also become an alternative, rural residential center for people working in Hiawassee, Blairsville or across the state line in North Carolina.

Steady growth in population throughout the county and cities has allowed for development over the past 20 years, with a total current population at 11,182 people in 2015 from the US census. Like many of Georgia's mountain communities, Towns County is now working through the impacts of the recent recession, trying to better position itself to handle the next evolution of in-migration or economic restructuring. There is the desire to strengthen the overall local economy but a stronger desire to retain and build upon the rural, mountain character that defines Towns County, Hiawassee and Young Harris.

#### **Purpose**

The purpose of the **2016** *Towns County Joint Comprehensive Plan* is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Comprehensive Plan includes the community's vision for the future, key issues and

opportunities it chooses to address during the planning period, and its implementation program for achieving this vision and addressing the identified issues and opportunities. The Comprehensive Plan is intended to generate local pride and enthusiasm about the future of the community, thereby making citizens wish to ensure that the plan is implemented.

### Scope

This document addresses the local planning requirements and community development of Towns County, Georgia, and the Cities of Hiawassee and Young Harris. Some consideration has been given to those areas and political entities adjacent to the County that influence local conditions, but all the cited issues, objectives and opportunities discussed herein are solely focused on Towns County and the Cities of Hiawassee and Young Harris.

### **Citizen Participation**

As a part of the planning process each local government must provide and implement opportunities to encourage public participation during the preparation of the comprehensive plan. The purpose of this is to insure that citizens and other stakeholders are aware of the planning process, are provided opportunities to comment on the local plan elements, and have adequate access to the process of defining the community's vision, values, priorities, goals, policies, and implementation strategies.

At a minimum, the public participation program must provide for: adequate notice to keep the general public informed of the emerging plan; opportunities for the public to provide written comments on the plan; hold the required public hearings; and, provide notice to property owners through advertisements in the newspaper (legal organ) of the planning effort soliciting participation and comments. In addition, Hartwell must provide opportunities for public participation through other means and methods to help articulate a community vision and develop associated goals and implementation program.

### **Required Components**

This comprehensive plan serves to meet the requirements and intent of the Georgia Department of Community Affair's "Minimum Standards and Procedures for Local Comprehensive Planning," as amended in 2013, and the Georgia Planning Act of 1989. It is essential that the plan be prepared in compliance with these rules and guidelines in order for Towns County, Hiawassee and Young Harris maintain their Qualified Local Government (QLG) status. Further, State law requires that the local government update its comprehensive plan every 5 years.

"The purpose of Minimum Standards is to provide a framework for the development, management and implementation of local comprehensive plans at the local, regional and state government level. They reflect an important state interest: healthy and economically vibrant cities and counties are vital to the state's economic prosperity."

(1) Community Goals: The purpose of the Community Goals element is to lay out a road map for the community's future, developed through a very public process of involving community leaders and stakeholders in making key decisions about the future of the community. The Community Goals are the most important part of the plan, for they identify the community's direction for the future, and are intended to generate local pride and enthusiasm about the future of the community, thereby leading citizens and leadership to act to ensure that the plan is implemented.

The Community Goals must include at least one or a combination of any of the four components listed below:

- (a) General Vision Statement: Include a general statement that paints a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction.
- (b) List of Community Goals: Include a listing of the goals the community seeks to achieve. Review the suggested community goals in the Supplemental Planning Recommendations for suggestions.
- (c) Community Policies: Include any policies the local government selects to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Goals.
- (d) Character Areas and Defining Narrative: This option lays out more specific goals for the future of the community by community sub-areas, districts, or neighborhoods, and may be prepared using the guidance provided for the Land Use Element.
- (2) Needs and Opportunities: This is the locally agreed upon list of Needs and Opportunities the community intends to address. Each of the needs or opportunities that the community identifies as high priority must be followed-up with corresponding implementation measures in the Community Work Program. The list must be developed by involving community stakeholders in carrying out a SWOT (strengths, weaknesses, opportunities, threats) or similar analysis of the community.
- (3) Community Work Program: This element of the comprehensive plan lays out the specific activities the community plans to undertake during the next five years to address the priority Needs and Opportunities, identified Target Areas

(if applicable), or to achieve portions of the Community Goals. This includes any activities, initiatives, programs, ordinances, administrative systems (such as site plan review, design review, etc.) to be put in place to implement the plan. The Community Work Program must include the following information for each listed activity:

- Brief description of the activity;
- Legal authorization for the activity, if applicable;
- Timeframe for initiating and completing the activity;
- Responsible party for implementing the activity;
- Estimated cost (if any) of implementing the activity; and
- Funding source(s), if applicable.

Lastly, local comprehensive plans in Georgia are now required to include an assessment of compliance and consideration for the appropriate regional water plans for each community.

Consideration of the Regional Water Plan and the Environmental Planning Criteria. During the process of preparing its comprehensive plan, each community must review the Regional Water Plan(s) covering its area and the Rules for Environmental Planning Criteria... to determine if there is need to adapt local implementation practices or development regulations to address protection of these important natural resources. The community must certify that it has considered both the Regional Water Plan and the Rules for Environmental Planning Criteria when it transmits the plan to the Regional Commission for review.

This is to certify that as part of this planning process appropriate staff and decision-makers have reviewed the *Coosa-North Georgia Water Plan*, the *Georgie Mountains Regional Plan*, and the Georgia State *Rules for Environmental Planning Criteria* (O.C.G.A. 12-2-8) and taken them into consideration in formulating this local plan. No conflicts were identified between this document and the other documents referenced, and the Towns County Joint Comprehensive Plan establishes goals that will support the advancement of objectives found within the regional/State documents.

### II. COMMUNITY VISION

#### **Vision Statements**

The Minimum Standards and Requirements for Local Comprehensive Planning defines a community vision as something "... intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction." It is required as an element of the comprehensive plan so that communities can truly establish a pure and simple ideal for themselves in a format that is easily expressed and understood.

Visioning provides communities with an opportunity to pause and consider the "big picture" as well as to attempt to clearly define their ideal future. Developing a vision means that community has at least tried to identify current values, describe how they are to be realized in the future and use that image as a foundation for short and long-term planning. As a process, this also requires the community to develop a consensus on what conditions to change or to preserve.

The visions presented as part of the Towns County Joint Comprehensive Plan were originally developed as part of the plan update process of 2009-2010. The process featured several meetings for each community, input from organized stakeholder groups, as well as comments suggested from more than 300 surveys.

### **Towns County**

"The vision of Towns County is to be the best community to visit, live, work and raise a family...

- By promoting strategic and sustainable economic development that respects our community values;
- By providing affordable quality services and safety to all citizens;
- By protecting our natural resources, Lake Chatuge, our rural mountain heritage and historical sites;
- By educating our citizenry to meet the challenges of our future; and
- By building on our tradition of hospitality and fostering a climate of mutual respect for residents and visitors."

Broken down, the General Vision for Towns County represents the following values:

"The vision of Towns County is to be the best community to visit, live, work and raise a family	This reflects the County's interest in wanting to appeal to every aspect of community for their residents, and be viewed more as a hometown than simply a place to visit. Right away the County is recognizing the importance of being responsive to local households.
By promoting strategic and sustainable economic development that respects our community values	Towns County desires economic expansion but wants that to be in accordance with their other guiding principles and in a form that compliments the existing character of the community. The County will be proactive in fostering economic growth, and will support local businesses and their needs, but will do so in a manner that balances that growth with their quality of life.
By providing affordable quality services and safety to all citizens	Towns County will be responsive to the needs of local residents and businesses, striving to provide the highest level of utilities and public services, but will do so in a manner that maintains the County's relatively low cost of living and efficient government.
By protecting our natural resources, Lake Chatuge, our rural mountain heritage and historical sites	Towns County recognizes the importance of the local natural and cultural resources, both for ecological preservation, scenic beauty and for recreation, and will work to protect these as best as possible in conjunction with other community objectives.
By educating our citizenry to meet the challenges of our future	Towns County wants to emphasize the importance of education to individuals and as part of community development, and will work to provide quality education resources to residents and encourage residents to high standards.
By building on our tradition of hospitality and fostering a climate of mutual respect for residents and visitors."	Towns County recognizes the value of hospitality and respectful communities will exhibit these virtues among civic employees and officials and encourage the same among residents.

#### **Hiawassee**

"The City of Hiawassee will be:

- o A safe and affordable hometown where all residents can have a high quality of life to work and play;
- o A vibrant destination for visitors that reflects the spirit of the North Georgia Mountains;
- o A community that is known for valuing its history, protects its natural resources, and works for its people; and
- o A city with a walkable, dynamic downtown that is attractive and prosperous..."

Broken down, the General Vision for the City of Hiawassee represents the following values:

A safe and affordable hometown where all residents can have a high quality of life to work and play	The foremost objective of Hiawassee is to serve as a high quality place for residents of all generations, conducive to raising families and fostering opportunities for employment and recreation for every household
A vibrant destination for visitors that reflects the spirit of the North Georgia Mountains	Hiawassee also wants to maintain its appeal to tourists by serving as a premier and diverse mountain resort community
A community that is known for valuing its history, protects its natural resources, and works for its people	By working to preserve cultural resources and adopt best practices to be responsible in sensitive areas, Hiawassee will blend progress with context and respect for the city's past
A city with a walkable, dynamic downtown that is attractive and prosperous"	Hiawassee will pursue a revitalization of the historic town center, fostering a more pedestrian friendly and economically vibrant urban core

### **Young Harris**

"Young Harris is an attractive and sustainable mountain village that respects and protects its natural and cultural heritage and celebrates the outdoor spirit, a family oriented hometown and a diverse community that values friendliness, education, and the arts."

Broken down, the General Vision for Young Harris represents the following values:

"Young Harris is an attractive and sustainable mountain village	The City immediately wants to remind people of a particular setting and evoke sensations that remind residents and visitors alike that it is a smaller, walkable community, one tied to its particular rural environment, and conscious of its appearance and character while attracting businesses to enhance the local economy.
that respects and protects its natural and cultural heritage	The City wants to ensure residents and visitors that it will be engaged with the community on environmental and cultural issues.
and celebrates the outdoor spirit,	Young Harris aspires for residents and visitors alike to partake in the outdoors and pursue healthy lifestyles, and will support this through civic actions and promotions.
a family oriented hometown,	This line recognizes the City's aspirations to increase its reputation beyond the college, as a place for people to live and grow.
and a diverse community	The City wants to affirm its image as a college town that is viable for people of all types.
that values friendliness, education, and the arts."	Young Harris aspires to be a community that attracts and encourages people that are courteous and invested in bettering themselves as part of a scholastic culture and that celebrate the arts and cultural activities.

### **Community Needs and Opportunities**

The needs and opportunities described here represent a compilation of key factors impacting the future of the community. They reflect an assessment of the conditions and factors influencing the area and people, stakeholder knowledge of the community and comments received throughout the planning process.

In order to effectively realize their vision for the future a community must develop a well-defined implementation plan. By identifying the core issues and priorities of the community, the government and its partners can develop specific strategies that must be accomplished to fulfill the desired goals and objectives of the vision. It is critical that these issues and opportunities be clearly defined and understood by the stakeholders because they form the basis for the development of the community's long and short-term work action plans.

# **Needs and Opportunities: Towns County**

### **Land Use**

<b>Needs and Opportunities</b>	Mitigation Strategies
1.) Control Growth	Continue to enforce minimum size for residential lots, (see Towns County Mountain Conservation Communities guidelines: www.townshistory.org/mcc/).
	Maintain bldg. height restrictions to 35 feet.
	Continue to enforce Mountain Protection Act.
2.) Preserve our natural and cultural resources	Consider encouragement of conservation design standards for new property subdivisions.
3.) Need for more park space	Identify areas for parks and recreational activities as needed and feasible such as 288 property and campground restoration.
4.) Need for more recreation space	Add inside pickle ball courts and campgrounds in the description for the Lake Chatuge area and include better signage for all.
5.) Attract clean commercial businesses	Work the Towns Co. Industrial Authority, Planning Commission, Chamber of Commerce and CVB to define parameters for "clean" and "dirty" businesses.
	Adopt measures that promote and support clean industries (as defined by Towns County guidelines).

6.) Northern Lakefront area	•	Add Hamilton Gardens to the description of Lake Chatuge as a part of the northern lakefront. It is listed with the State as a botanical garden.
	•	Better signage at the road for all recreational facilities in this area.
	•	Study need for traffic light with turn signals at this very congested intersection.

**Economic Development** 

Needs and Opportunities	Mitigation Strategies
1.) Concern over some forms/size and scales of development around Lake Chatuge	Balance individual private property rights with common-sense restrictions.
2.) Pursue more tourist industries and small industries and commercial businesses that cater to residents	Utilize local community leaders to pursue industries that would find Towns County attractive.
3.) Identify land for manufacturing or other large industrial operations	Towns County Industrial Authority should pursue land and infrastructure to support attracted businesses.
4.) Support for school system to provide highest quality education for	Work with Superintendent's Office to identify the need areas for support of the school system and develop action plan.
students	<ul> <li>Agree to share SPLOST funds for benefit of County and school systems.</li> </ul>
	Encourage worker development in cooperation with High School, Young Harris College, and North Georgia Technical College to learn trades and skills needed.

	Encourage high school students and those wish a career change to consider vocations related to tourism, food service, elder care, and home maintenance and construction, and job classes existing within the community.
5.) Educate the community about the role of the CVB and support their efforts and services	Work with the Towns County Chamber of Commerce and CVB to determine what information should be publicized.
6.) Full time Economic Development Manager needed	Develop plan in conjunction with the cities to advance business opportunities and seek grants.
7.) Establish, create and control adequate infrastructure to support new business, industry and population growth	<ul> <li>Report a long term solution to water/sewer supply issues, roads, bridges, electrical development, high speed internet options, and similar utilities.</li> <li>Explore ways to combine cities and county water authorities under one authority.</li> </ul>
8.) Promote Hamilton Gardens at Lake Chatuge as a major tourist attraction, within Towns County and as a state attraction	Include Hamilton Gardens in ALL promotion materials RE:     Towns County and Lake Chatuge and also allocate funding for statewide and regional promotion.
9.) Support development of Hamilton Gardens which will lead to job creation, both professional staff and groundskeepers	Work with the Board of Hamilton Gardens to obtain funding for permanent staff.
10.) Improve grounds and facilities at Hamilton Gardens, use local labor and businesses	Re-pave parking lot, add road signage on US 76, install new garden irrigation system, complete restoration of pavilion, improve existing trails, add new lakeside trail, replace all bridges, add tribute garden, viewing platform and amphitheater.

11.) Explore options for more revenue for Towns County	Allow citizen to decide on liquor sales by drink and retail liquor establishments as required by Georgia law.
12.) Explore options on how to create a better working environment within all county and city departments and businesses	Establish a regular time for county and city managers to meet with business owners to hear their needs.
13.) Jobs for recent graduates from High School, Young Harris College and North Georgia Technical College	Encourage graduates to consider vocations relating to tourism, food service, Health care, Home repair and construction.
14.) Explore use of Chatuge Landing recreational area with the forest service	Promote additional Lake front recreation opportunities.
15.) Renovate or replace Towns County Courthouse	Provide a positive image to visitors and potential businesses to locate in Towns County.
16.) Explore opportunities for Old recreation center	High value lake front property with great views and deep water.
17.) Explore opportunities in conjunction with GMA and GMF boards to improve the use of valuable Lake front property	Large Lake front property with enormous potential.
18.) Enhance Lake Chatuge activities	Build additional boat ramps and create a weigh in station for bass tournaments.

# Tourism

Needs and Opportunities	Mitigation Strategies
1.) Towns County Chamber of Commerce, CVB and community groups should use advertising to target markets to bring visitors to the	Develop long-term countywide marketing plan.
	Promote the beauty of the mountains and lake using the natural resources of waterfalls, hiking & boating.
area for overnight and extended stays,	Obtain E-mail data base to update people of future events.
promoting the area through trade shows, print, website, radio, TV, billboards & brochure distribution	Establish shared data base with the lodging and real estate agents to promote their business.
	Develop and maintain an updated website and social media.
2.) Promote and sponsor events that bring visitors to the area during peak season, add new events and off season events to promote the area & the businesses during the winter months	Promote events that bring people into the community for overnight lodging, dining & shopping.
3.) Community Support provided through the hotel/motel tax revenue	Continue to cultivate community support for assistance in running the Towns County Visitor Center.
and also Airbnb and VRBO taxing	Continue to provide community support to local organization for special projects.
4.) Partner with CVB, Towns County Tax Commissioner office and lodging facilities to enhance collections hotel/motel tourism revenues	Ensure that all lodging facilities have updated knowledge of the occupancy tax through advertising and awareness to fill all lodging facilities.

5.) Add Hamilton Gardens to all advertising and promotional materials	Work with Chamber of Commerce in providing specific information about the gardens. This garden is the third most visited location in the county, app. 6,000 in 2016.
6.) Promote and advertise Hamilton Gardens aggressively throughout the state and region	Nationally, gardens have more visitors than all theme parks combined. This garden treasure is just waiting to be discovered; visitors to the garden will generate revenue for many businesses.
7.) Support "A Blooming Affair at Hamilton Gardens", the annual event during bloom season	<ul> <li>Co-op packages with the local lodging facilities and restaurants.</li> <li>Promote this event and garden visitation extensively thru local hotels/B&amp;B's.</li> </ul>
8.) Support Hamilton Gardens through the hotel/motel tax revenues	Balance the distribution of hotel/motel tax funds in an equitable manner.
9.) Lake Chatuge Campground improvements	Improve the campground sites and any work on the bath houses.

**Transportation** 

- Tunioportunion		
Mitigation Strategies		
Continue to do ongoing road repairs annually.		
Maintain gravel roads and possibly improve when feasible at a rate of 5 miles per year.		

3.) Replace bridges, as required, due to aging and nature	•	Replace/ rebuild one bridge every other year as necessary and feasible.
4.) Determine need for traffic lights and directional signs	•	Develop Traffic Management Plan; Road Improvement Plan that includes traffic lights and signage.
	•	Investigate need for traffic light at the junction of Hwy 76 and Hwy 288 E. in Macedonia area.
	•	Traffic light needed at GA 75 and Bell Street.
	•	Right turn lane at Mining Gap Road (new rec center).
	•	Four-way intersection at the intersection of Franks and Bell Street (Ingles).
	•	Explore widening of GA 288 and turn-lanes to facilitate bypassing Hiawassee.
	•	Turn lane on Denton to Papa's Pizza on 17-76 W.
5.) Determine locations, sizes, etc. for	•	Develop Traffic Management Plan; Road Improvement Plan.
new roads modifying existing roads, pedestrian paths, crosswalks and new auto paths	•	Partner with selected organization to determine needs for paths for bikes, and carts.
	•	Consider possible Bike and Pedestrian Master Plan.
	•	Continue to identify and apply for transportation/safety grants for the Safe Routes to School program and other safety improvement programs for pedestrian, bicycle, sidewalks, etc. as available and feasible.
	•	Explore making one-way bike lane through the County and requiring bike lanes on all new construction and improvement projects.

	Identify options to alleviate traffic issues with Bell Mountain Park.
6.) Collaborate with GDOT more	Work with GDOT in county for completion of mowing and other maintenance needs and services.
7.) Transit program call volume necessitates expansion of additional buses.	Currently the two buses in operation are not able to meet current and projected call volume. Additional hours of service and vehicles are needed to meet the anticipated level of service required. Continue to utilize grant programs, surplus markets and other federal programs to meet future needs.

# **Education/ Libraries**

Needs and Opportunities	Mitigation Strategies
1.) Maintain/Upgrade library telecommunications capacities	Connect libraries to Fiber Optic Service - both libraries.
	Replace wireless access points in libraries to accommodate fiber - both libraries.
	Replace Routers to accommodate fiber - both libraries.
2.) Need for expansion of library facilities	Continue to identify improvements such as additional facilities, programs or parking as demand necessitates for Towns County Public Library in Hiawassee and the Mountain Regional Library in Young Harris.
3.) Continue to update and build education facilities as needed to provide opportunities for quality	To provide a variety of educational opportunities – both formal and informal – that allows our citizens to enhance their quality of life.
education and educational experiences and programs to the	To provide safe, accessible, comfortable, and useful educational facilities of adequate size and open adequate hours

county's citizens at every stage of life	and the utilities infrastructure that allows them to function.
	To provide qualified personnel – professors, teachers, librarians, administrators, lecturers, information technology staff, and other support staff – to meet the needs of our citizens.
	<ul> <li>To provide the necessary technology and telecommunications infrastructure for access to learning opportunities in-house and at a distance.</li> </ul>
	To provide resources and opportunities for personal research and individual learning.
	To provide opportunities for professional, technical, or other career preparation and advancement.
	To provide access to early and ongoing literacy resources and assistance.
	To provide the information resources necessary to insure that our citizens are able to participate fully in our representative government.

### **Natural & Historic Resources**

Needs and Opportunities	Mitigation Strategies
1.) Improve promotion and education about our local national forests, parks, and environmental resources	Work with the United States Forest Service (USFS) National Park Service (NPS) and United States Department of Agriculture (USDA) to promote recreation opportunities and promote access to scientific resources and education.
	Emphasize preservation of and education about national agencies e.g.: Chattahoochee National Forest, Brasstown Bald Visitor Center and Viewing Platform, Lake Chatuge Recreational Area, Blue Ridge Ranger Dist, Appalachian Trail.

- Emphasize upkeep, preservation of and education about local county parks and recreation areas e.g.: both Mayor's Parks, Georgia Mountain Fairgrounds, town square, Foster Park and Recreation Center, Bell Mountain, Hamilton Gardens, playgrounds, swimming/beach, docks, camp sites, tennis courts, pickle ball courts, cemeteries, and so on, including areas not listed here.
- Encourage further development of new recreation areas to include: picnicking, camping, sightseeing, hiking-bicycleequestrian-ATV trails, shooting ranges, boat launches, playgrounds, swimming, fishing, hunting, etc.
- Invite local USFS, NPS and USDA Rangers and employees to speak about management of healthy deer, trout, turkey, black bear and other wildlife populations. Schedule community events and school presentations annually or every two years for updates.
- Invite local USFS, NPS and USDA Rangers and employees to speak about management of healthy tree planting activities, fighting wildfires, erosion control, etc. and update ongoing progress. Schedule community events and school presentations.
- Work with state and federal agencies to promote enforcement of safety regulations.
- Encourage governments to make available funds to replenish vegetation and other natural resources lost to destructive events such as a drought, flooding, fires and the like.
- Make available funds for local county parks and recreation areas e.g.: both Mayor's Parks, Georgia Mountain Fairgrounds, town square, both libraries, courthouse landscape, Foster Park and Recreation Center, Bell Mountain, Hamilton Gardens,

playgrounds, swimming/beach, docks, camp sites, tennis courts, pickle ball courts, cemeteries, and so on, including areas not listed here. Especially for destructive events such as a drought, flooding, fires and the like. Work with National Forest in promoting responsible forest management. Conducting prescribed burns, adequate road maintenance, harvest of mature timber and thinning cuts and other measures to ensure a balanced forest ecology, working with sportsman's groups, recreational interests, and DNR in recreational planning and wildlife management to include additional wildlife openings, maintaining existing openings, and improving access where needed. 2.) Preservation and protection of Continue to enforce sediment/erosion control program through Lake Chatuge building inspector and planning commission and work with the Tennessee Valley Authority (TVA) about water use. Educate property owners to evaluate their properties for storm water runoff and best management practices (BMP). Make this education a rewarding and enjoyable experience not a mandatory stipulation, festivals, boat tours, celebrations and the like. Seek State and Federal funding for management measures outlined in this plan. Work with Hiawassee River Watershed Coalition and Director in developing a plan for Towns and Clay Counties to develop a storm water plan around Lake Chatuge. Continue working with Georgia Regional District Commission. Continue working to acquire funds in support of Action Plan implementation.

	<ul> <li>Work with state and federal agencies to promote enforcement of safety regulations on Lake Chatuge.</li> <li>Monitoring of sewer and septic systems near the lake and</li> </ul>
	streams to ensure proper operation and prevent effluent contamination of our waters.
	Educate landowners about streams feeding Lake Chatuge and the importance of keeping these waterways clean and chemical free.
3.) Work with DNR and TVA on improving access and parking for competitive and collegiate fishing events	Previous plans have included options to construct a new recreational facility on an island off of Red Banks Drive. Research should be conducted to determine if lands are still available and if an agreement could be reached with TVA, especially since TVA had previously granted use to the County.
4.) Preservation of Hamilton Gardens at Lake Chatuge	Restore, preserve, enhance, maintain and publicize this legacy botanical garden for the education and enjoyment of all who visit.
5.) Maintain opposition to unsubstantiated development that spoils the county's natural and historic	Limit widening existing roadways and especially new highways on virgin land.
resources	Request environmental impact studies by unbiased agencies to judge controversial development.
	Make studies of historic structures and recommendations to preserve the oldest buildings and view-sheds.
6.) Promote and maintain the Appalachian National Scenic Trail (AT) and other hiking trails	Encouraging the "leave no trace policy" on public lands.

7.) Promote and publicize the Brasstown Bald Center	Work with state and federal agencies to promote Brasstown Bald museum, cultural and educational center and its uniqueness for the area.
8.) Promote and publicize scenic mountain and lakeside drives	Work with local organizations to develop and publicize roadways and paths that highlight the beauty of our mountain and lake landscapes to encourage public consensus.
9.) Preserve Cultural Heritage	Organize and maintain a local museum with exhibits and programs directed at education.
	<ul> <li>Organize, promote, maintain and add to the county's list of National Register of Historic Places and Historic Districts: The Old Towns County Rock Jail in Hiawassee as a museum and Susan B. Harris Chapel in Young Harris and encourage Young Harris College to maintain their Historic District (5 acres) and put up signage in both towns to show their significance.</li> </ul>
	In Hiawassee the Old Towns County Rock Jail and its annex the Old Presley Post Office next door should be repaired and maintained as historic cultural records of the past with historical plaques.
	Seek funding to pay for a museum curator and coordinator with part-time staff.
	<ul> <li>Work with local and national organizations to preserve the past, encourage environmental and historical research in public schools and colleges including tours and visits to local historic sites, homes, businesses, churches, cemeteries, view-sheds and the like.</li> </ul>
	Encourage the collection of memoires (digital-recordings, videos, etc.) and objects that chronicle our collective past to be

presented as museum exhibits and local programs, costumes, memorabilia, farm and homestead tools, especially the binding and preservation of old county newspapers along with county records and conversion to digital form.
<ul> <li>Purchase and update every three to four years of digital media devices such as big screen TVs, computers, scanners, tablets, audio and video equipment for recording and presentations.</li> </ul>

# Water, Sewer & Solid Waste

Needs and Opportunities	Mitigation Strategies
1.) Redress management and provision of water service within unincorporated Towns County	Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate the water service with the incorporated and unincorporated areas of Towns County.
	Identify a plan for how to address water connections and infrastructure through the Service Delivery Strategy between the county and cities where feasible.
	Complete the Service Delivery Agreement with the cities of Hiawassee and Young Harris.
	By ordinance, require any new or replaced 6-inch water line to have a fire hydrant every 2000 feet and sign off and approved by Towns County Fire Deft. Before installation.
2.) Redress management and provision of sewer service within unincorporated Towns County	Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate sewer service with the incorporated and unincorporated areas of Towns County.
	Identify a plan for how to address sewer connections and infrastructure through the Service Delivery Strategy between the

	county and cities where feasible.
	The Health Department and their Environmental staff to continue to oversee septic tank inspections as needed or requested.
3.) Establish, create and control adequate infrastructure to support new business, industry and population growth	Investigate long term solutions to water/sewer supply issues.
4.) Explore additional options of solid waste/composting/yard debris	<ul> <li>Explore possibility of composting waste to reduce what is place into landfills and feasibility of it paying for the operation of waste management.</li> </ul>
	<ul> <li>Explore tub grinding of stumps, waste lumber, and brush and woody debris.</li> </ul>
5.) Actively support the annual "Towns County Clean Sweep" week, the trash	Promote and advertise this event, which occurs the third week in April.
cleanup for the entire county	Contribute the \$600.00 prize money, plus an additional \$100.00 for supplies (bags/gloves).
6.) Explore opportunities for expanding the re-cycling program	Share cost analysis for recycling with residents on an annual basis.
	Promote recycling of cardboard and glass with all businesses and homeowners.
7.) Create an enforceable local ordinance requiring covers on all open vehicles to prevent trash on the roadways.	Install camera at Transfer Station that records tag number and a view of uncovered vehicles.
	Enforce the current littering fine.
8.) Require and enforce all trucks to	Provide brooms and any other cleaning aids that would make

be swept out before leaving the Transfer Station lot	this successful.
9.) Towns County Transfer Station needs improvements	<ul> <li>Look into expanding hours of operation, including Fridays.</li> <li>Pave the recycling area.</li> </ul>
	Install an automatic gate at the entrance.

Housing

Housing	
Needs and Opportunities	Mitigation Strategies
1.) Limit apartment building	Review and amend, as needed, land use regulations and enforcement.
	Continue current 35ft. building height.
	Base needs on market demands.
Limit any building that causes additional burden on county resources	Review and amend, as needed, land use regulations and enforcement.
No building in areas that may possibly contaminate lake, river or streams	Review and amend, as needed, land use regulations and enforcement.
4.) Ability for fire department to serve taller buildings	Continue current 35ft. building height.
5.) Unsafe private drives and country roads	Do not accept excessive road grades.
	Ensure adequate cul-de-sacs or turn-arounds to accommodate fire trucks and maintenance equipment.
	Do not accept roads with less than current required right of

	way requirements.
6.) Control over unsightly conditions, dilapidated properties and litter	Review and amend, as needed, land use regulations and enforcement.
7.) Quality and quantity of affordable family and senior housing	Review existing vacant and permitted lots sufficient for development.
	<ul> <li>Review trends annually or as needed based on proposed developments and determine if new action is necessary.</li> </ul>
8.) Educate public on the need and importance of obtaining building permits for all structures	Use local media: newspapers, radio stations, TV, social media, etc.
9.) Code enforcement only currently applies for new home "certificate of occupancy"	Discuss with county commissioner and county attorney how an expansion of enforcement can be accomplished for other building enforcement categories.

**Health Services & Fire Safety** 

Needs and Opportunities	Mitigation Strategies
1.) Health care is a growing category that needs to be addressed to serve the needs of the population	<ul> <li>The Towns County Health Dept. needs a dentist.</li> <li>More specialist doctors and medical providers needed.</li> </ul>
	<ul> <li>Assisted living facilities and home care is a growing need in the category and improvements need to be made so that it is more accessible for citizens.</li> </ul>
2.) Ambulance service equipment replacement program	Continue to utilize grants to replace ambulance vehicles and equipment whenever available.

3.) 911 system needs replacement	Upgrade system to meet current needs of the county.
4.) Towns County Fire and Rescue faces many upcoming challenges in	Secure a permanent location for Fire Station 2 in Young Harris.
the county as call volume continues to rise and surpass equivalent medical	<ul> <li>Build a new building to house a fire truck next to EMS East near the school complex.</li> </ul>
calls for service in nearby counties and cities for life safety, property conservation, motor vehicle accidents, structure fires, Appalachian Trail rescues and calls for assistance on	<ul> <li>Add additional part time personnel to station 1 and station 2 to guarantee emergency vehicles have an instantaneous response to medical calls, motor vehicle accidents and fire emergencies to decrease response time.</li> </ul>
Lake Chatuge. Drought, unpredictable	<ul> <li>Implement a truck replacement program.</li> </ul>
weather conditions and wildlife fire dangers also increase the strain on the fire and rescue service for the county.	<ul> <li>Continue utilizing grants whenever applicable through FEMA and other entities to replace outdated equipment such as the Self Contained Breathing Apparatus (SCBA's).</li> </ul>

Continue purchasing equipment through surplus markets whenever feasible to replace and add necessary equipment.

# Needs and Opportunities: Hiawassee

**Economic Development** 

leeds and Opportunities	Mitigation Strategies
Expand and develop number and types of small businesses and entrepeurship opportunities which take advantage and market what the city is known for	<ul> <li>Access Economic Development Funding (EDA) to assist private business with infrastructure development (water, sewer, lighting and streetscapes).</li> <li>Partner with county and Chamber of Commerce to recruit Economic Development Director through intergovernmental agreement.</li> <li>Form a Downtown Development Authority to fund downtown improvements.</li> <li>Establish a Downtown Business or Merchant's</li> </ul>
Seek development and industry opportunities within the City of Hiawassee that utilize City Services	Association to advise the Hiawassee City Council.      Utilize City Water and Sewer Capacity Reserves to recru business into the City Limits or to connect to City Utility Services.
3.) Attract and support businesses that support a vibrant vacation and retirement area	Establish a City Fund to assist private business with exterior or façade upgrades or improvements based on city theme and standards.
4.) Support downtown business that features Hiawassee as destination rather than a "drive through" city	Collaborate with Merchant's Association, Chamber of Commerce, the City and other stakeholders to achieve a uniform vision with achievable goals.

5.) Maintain adequate Vacation Resources	<ul> <li>Promote a "Hiker Friendly" theme (branding, signage, and Logo) among the business within Hiawassee and sponsor Hiker targeted events to promote a Hiker Friendly Image.</li> </ul>
6.) Preserve small hometown flavor	<ul> <li>Seek DOT support to enhance pedestrian and bicyclist's safety by reducing citywide speed limits to 35 miles per hour through complete streets policies such as traffic calming initiatives.</li> </ul>
	<ul> <li>Seek DOT support for improved and expanded sidewalks and pedestrian and bicycle crossings.</li> </ul>
	<ul> <li>Establish free wire-less broadband internet service though the city for a "wireless Hiawassee".</li> </ul>
7.) Attract and support the service and medical industry	<ul> <li>Report identifying potential needs and opportunities for expanding medical services within City.</li> </ul>
8.) Support sustainable growth	Implement a Building Standards Ordinance.
	<ul> <li>Investigate development/land use options which help balance future growth and optimize development.</li> </ul>
	<ul> <li>Implement a Tree Ordinance and Mountain Protection Act.</li> </ul>
	<ul> <li>Implement a City Water Restrictions Ordinance to encourage water conservation.</li> </ul>
9.) Need to maintain low property taxes	Identify other forms of revenue.

10.) Need to pursue use of funding
mechanisms for needed
infrastructure upgrades (Water,
Sewer, and Park & Roads)

 Seek a Special Purpose Local Option Sales Tax (SPLOST) to renovate the Hiawassee City Square, improve downtown Fire Protection, and obtain a Mayor's Park.

### **Community Facilities and Services/ Public Safety**

Needs and Opportunities	Mitigation Strategies
1.) Expand City Water Plant to meet future demands and maintain reserve capacity	<ul> <li>Implement a SPLOST for critical water and sewer services.</li> </ul>
Maintain level of City water and sewer services and resources	Double the Water Treatment Capacity and Permit for the Hiawassee Water Treatment Plant.    Double the Water Treatment Capacity at the Plant   Double the Water Treatment Capacity and Permit for the Hiawassee   Double the Water Treatment Capacity   Double
	<ul> <li>Increase the Wastewater Treatment Capacity at the Hiawassee Water Plant and Discharge Permit at the Hiawassee Wastewater Plant.</li> </ul>
	Replace or upgrade City Utility Billing System.
	Replace or upgrade water meters.
Maintain and expand fire protection through increased fire hydrants and adequate water lines	<ul> <li>Implement a budget item or program whereby a minimum of five (5) new fire hydrants are added to city water lines each year.</li> </ul>
4.) Maintain adequate and safe city water lines	Increase the City Limits to include contiguous land area where the city now provides water and sewer service.
5.) Establish a formal water line flushing program sufficient to protect	<ul> <li>Flush City water lines a minimum of twice a year for improved water quality.</li> </ul>

public health	
6.) Increase the number of looped water lines within the City water system to ensure water quality	<ul> <li>Implement a budget item or program whereby one (1) problem water line is looped or improved each year giving a priority to older or troubled water lines.</li> </ul>
7.) Expand City Sewer Plant to meet County demands and maintain reserve capacity	Implement a SPLOST for critical water and sewer services.
8.) Maintain level of City water and sewer services and resources	<ul> <li>Adopt a Policy to maintain minimum sewer capacity reserves of 50,000 gallons per day for Hiawassee usage.</li> </ul>
9.) Provide for Nitrogen and Phosphorous removal for Wastewater discharge at City Sewer Plant	Implement nitrogen and phosphorous removal at the Hiawassee Wastewater Treatment Plant.
10.) Ensure those wholesale water contracts are sufficient to meet actual costs of providing service	<ul> <li>Perform Water and Wastewater Treatment Analysis or Studies to ensure costs of treatment for usage is up to date and accurate.</li> </ul>
11.) Ensure that rate differential for city services are fair and accurate	<ul> <li>Review wholesale water agreements on a five-year basis to ensure that the actual cost of water production and wastewater treatment are met in rates and contracts.</li> </ul>
12.) Ensure that rate differential for city services are fair and accurate	<ul> <li>Review rates for services outside the City and ensure that they are adequate to meet the additional costs of providing such service to the County.</li> </ul>
13.) Conflict from any new or	<ul> <li>Amend Service Delivery Strategy to oppose new or</li> </ul>

duplicate water treatment plant in Towns County	<ul> <li>Oppose any change in the Towns County Service     Delivery Strategy to allow a water provider outside of the     county to wholesale water within Towns County without     local government approval.</li> </ul>
14.) Maintain adequate and safe city streets	<ul> <li>Work with DOT to provide a Pedestrian Cross walk &amp; Left Turn Traffic Light for the intersection of SR2/US 76 &amp; SR 75.</li> <li>Develop Hiawassee Master Road Improvement Plan.</li> <li>Determine need for additional city caution lights, signals, and signage and road markings.</li> <li>Provide four way traffic stops on Bell Street.</li> </ul>
15.) Reduce traffic	Develop Hiawassee Traffic Management Plan.
16.) Need to improve pedestrian and bicycle amenities around city	<ul> <li>Develop Hiawassee Bike and Pedestrian Master Plan including bike lanes and better bicycle/pedestrian accessibility on roads including highways 75, 76 and 288.</li> <li>Develop Hiawassee Bike and Pedestrian Master Plan.</li> <li>Provide a safe riding and walking experience by widening City roads to include wide shoulders and/or bike traffic lanes.</li> <li>Determine where additional sidewalks and bike paths are needed.</li> </ul>

	Identify and support safe walking/riding routes.
	<ul> <li>Link downtown areas of interest to one another via sidewalks and pedestrian walkways.</li> </ul>
17.) New or updated Fire Station needed.	Seek modern or upgraded Fire Station with modern safety equipment for both fire protection and public safety.
18.) Greater emphasis on preventing drug/ addictive medication abuse.	Drug counseling, addiction, public service announcements, rehabilitation center/service needed as well as more aggressive illegal drug controls and confiscation policies.

**Community Development and Housing** 

Needs and Opportunities	Mitigation Strategies
Renovate City Square to better accommodate public events and gatherings.	<ul> <li>Adopt and implement funding through City Budget and/or SPLOST to renovate the Hiawassee City Square to improve electrical wiring, native landscaping, sidewalks and pathways, better lighting, benches and seating, a performance area and a water feature.</li> <li>Develop City Parks and venues to encourage recreation activities, children's playground and green space through SPLOST.</li> </ul>
	<ul> <li>Work with Merchants Association or Downtown Development Association and the County Commissioner to jointly increase public parking and support use of SPLOST when applicable in finding identifying parking solutions through better signage, wayfinding and parking agreements for shared parking.</li> </ul>

	<ul> <li>Improve City Square with new landscaping including shade trees and flowers.</li> <li>Add public restrooms to City Square.</li> </ul>
2.) Improved and expanded sidewalks	<ul> <li>Adopt and implement funding though the City Budget and/or SPLOST, DOT T-Grant or CDGB grants to improve sidewalks and streetscapes and also repair and extend city sidewalks and improve pedestrian crosswalks.</li> </ul>
3.) Improve signage and wayfinding	<ul> <li>Implement an ongoing City program with budget for the lining of streets and parking place and parking signage.</li> </ul>
4.) Improve street lighting	Implement an ongoing program to increase street lighting especially on city side streets in streetscape plan.
5.) Address dilapidated buildings and property code violations pertaining to nuisance, public safety and other unsafe or blighted conditions	<ul> <li>Develop Uniform Building Codes and City Planning Requirements and enforce through code enforcement.</li> <li>Aggressive enforce ordinance regulating deteriorated/dilapidated buildings, junk, trash and abandoned cars.</li> </ul>
6.) Quality controlled growth such as shopping areas such as the Timberlake Shopping Center	<ul> <li>Implement Planning Criteria and Standards for construction within the City.</li> <li>Encourage exterior standards for buildings with a unified theme.</li> </ul>
7.) Minimize trailer parks	Adopt an Ordinance establishing standards and inspection of Manufactured Homes.
8.) There is a need for more public	Develop mini-parks or city resting sites that include

recreational areas and walking trails	recreational trails through funding such as the Land and Water Conservation Fund (LWCF).
	<ul> <li>Establish a Policy for greater sidewalk and trail to connect all of Hiawassee.</li> </ul>
	<ul> <li>Adopt an ongoing program with budget to establish City Recreation areas.</li> </ul>
	<ul> <li>Build more boat ramps to service lake facilities and services.</li> </ul>
9.) Protect property values and low property taxes	<ul> <li>Achieved through implementation of other actions such as property maintenance, land use, zoning and code enforcement of applicable ordinances.</li> </ul>
10.) Continue to be a safe place for residents and visitors	<ul> <li>Annual report from police about safety measures for the city.</li> </ul>
11.) Find another place for Post Office	Petition state and federal officials for a new Post Office with emphasis on convenience, adequate parking and pedestrian safety.
12.) Explore options for diversification of tax base/ and other	Ask Legislative Delegation to introduce Legislation calling for a City Referendum on Liquor by the Drink.
alternatives such as SPLOST	<ul> <li>Ask Legislative Delegation to introduce Legislation call for a City Referendum for a Package Store or Retail Sale of Liquor.</li> </ul>
	<ul> <li>Adopt ordinances ensuring that any sale of Adult Beverages must be accompanied by food sales.</li> </ul>

<ul> <li>Audit, collection (through 3<sup>rd</sup> party) and enforcement of unpaid taxes from individuals and businesses.</li> </ul>
<ul> <li>Support use of Special Local Option Sales Tax (SPLOST) to fund needed city infrastructure upgrades (Water, Sewer, and Park &amp; Roads).</li> </ul>

# **Natural and Historic Resources**

Needs and Opportunities	Mitigation Strategies
Preserve City History and Historic Buildings	<ul> <li>Provide accommodations for a City History Museum through historical society.</li> </ul>
	Adopt a Historic Preservation Ordinance.
2.) Protect, enhance and clean Lake Chatuge	<ul> <li>Adopt Ordinance for the Inspection of Septic System and mandate the connection of city sewer lines whenever possible through assistance from Hiawassee Watershed Coalition.</li> </ul>
Regulate Septic systems to prevent leaching into lakes and streams	Implement an ongoing City program for Sewer Line Rehabilitation.
	<ul> <li>Adopt Storm water Utility Ordinance through the use of permeable surfaces and other best practices.</li> </ul>
Preserve beautiful lake and mountains views	Protect Trees and encourage "green zones".
	<ul> <li>Work with County and Forest Service to protect public lands and continue best practices.</li> </ul>

# **Needs and Opportunities: Young Harris**

# **Population**

Needs and Opportunities	Mitigation Strategies
1.) Identify ways for the city and college to expand the downtown experience, collaborate and work together to enhance the quality of life in the city for all	<ul> <li>Investigate ways to incorporate more shared public space/civic space between Young Harris College, citizens and visitors such as the proposed performing arts center and art walk events that can lead to demand for unique business opportunities such as art galleries, shops, eateries, etc.</li> </ul>
	<ul> <li>Identify other efforts for collaboration such as shared facilities like the health clinic, athletic/recreational space, and meeting/office space when feasible.</li> </ul>
2.) Need to attract new families/ households	<ul> <li>Research programs to help with home restoration &amp; reducing vacancies.</li> </ul>
	Review possible design standards for residential units.
	<ul> <li>Annual review zoning, land use policies, regulations and ordinances to ensure compatibility with Comp Plan goals for single-family detached, multi-family and manufactured home categories.</li> </ul>
	<ul> <li>Research and identify future city growth opportunities through annexation of nearby neighborhoods and subdivisions such as Ashland Grove, Brasstown Creek Estates, Deerfield, Pinecrest, etc. to allow for better transportation connections such as walking paths and trails, golf carts paths, etc. between developments.</li> </ul>
3.) Desire to encourage outdoor lifestyles	<ul> <li>Develop and implement a trail and sidewalk master plan that includes pocket/mini parks and other recreational/activity/exercise space.</li> </ul>

Identify land/policies for neighborhood parks.
Review development regulations for green space requirements;     Amend as needed.
Explore applications for grants for trails, sidewalks and park space, and additional ways to promote local attractions such as Cupid Falls and other scenic natural spots that highlight the beauty of the area.
Identify areas that need crosswalks, sidewalks, traffic lights and intersection improvements and bike lanes/paths along 515, 76 and other roadways as feasible through a GDOT mapping strategy.

Housing

Needs and Opportunities	Mitigation Strategies
Balance family and rental housing developments based on growth and demand	Explore codes that require property management for absentee owners (Vacancy provisions).
	<ul> <li>Review enforcement and communication of existing codes to owners and citizens.</li> </ul>
2.) Need quality, affordable housing	<ul> <li>Research programs to help with home restoration, the reduction of vacancies and when necessary.</li> </ul>
	<ul> <li>Annual review zoning, land use policies, regulations and ordinances to ensure compatibility with Comp Plan goals for single-family detached, multi-family and manufactured home categories and enhance the current standards with design guidelines.</li> </ul>
3.) Need for more senior housing	<ul> <li>Review market trends to identify the needs of all citizens and demographics and develop appropriate plans to meet these needs.</li> </ul>
4.) Need to care for older homes	<ul> <li>Research programs to help with home restoration &amp; reducing vacancies.</li> </ul>

		Enhance Deview receible design standards for recidential write
	•	Enhance Review possible design standards for residential units.

**Economic Development** 

Needs and Opportunities	Mitigation Strategies
1.) Need to attract new business for jobs, economy	Seek "village" appropriate markets and shops.
	Explore economic incentives to attract more businesses to the area that feature mixed use options such as dining, retail and entertainment for enlarging downtown and allow for the enhancement of the current transportation infrastructure with more bicycle and pedestrian options.
	Develop targeted business and branding strategy.
	Utilize the college and natural environment in the Brasstown Bald/Brasstown Valley to help guide appropriate growth in the city.
	Host or attend annual meeting with Economic Development organizations.
	Explore the possibility of hiring a fulltime or part-time City Manager or DDA professional to assist with development and marketing the city.
	<ul> <li>Work with Georgia Mountains Regional Commission, Department of Community Affairs, Appalachian Regional Commission and other stakeholders to explore future development opportunities for jobs, workspace, etc. that fits in with the character of the city.</li> </ul>
2.) Desire to grow downtown commercial and service sectors	Host outside experts and resources to assess downtown potential.

	Survey businesses to identify options and needs to foster commercial activity.
	Research the need for a boutique hotel to support both those visiting the college and in the city to enjoy the city and region through tourism activities.
	Investigate options for improved gateways, signage and wayfinding to enhance downtown.
	Identify properties that could be utilized for a better use such as the old Blue Ridge EMC building.
	Explore Main Street, DDA and other downtown development programs to determine the best course of action for downtown growth according to the city's future needs.
	Develop targeted business strategy to limit large scale "big box" stores that would be out of character with the city's vision statement.
3.) Desire for additional businesses and services	Host outside experts and resources to assess downtown potential.
businesses and services	Survey businesses to identify options and needs to foster commercial activity.
	Survey local residents and students to identify business needs and demands.
	Identify smaller-medium sized businesses and companies through a targeted business strategy that would be suitable to the size and character of Young Harris for relocating or establishing a primary location in the city.

4.) Enhance the economic impact from alcohol sales	Consider options for brew pubs and other unique alcohol and food restaurants through targeted business strategy.
5.) Bypass Corridor development	Ensure connectivity to downtown is maximized when new developments are proposed.
	<ul> <li>Identify appropriate land uses such as boutique hotels, and other unique business that will enhance the city and not contribute to any adverse effects such as drawing business away from downtown but instead allowing the area to expand.</li> </ul>
	Weigh development options based on bypass growth and residential and commercial needs.
	Incorporate the area into an overlay district that promotes walkability and interconnectivity throughout the city with sidewalks and other alternatives for mobility.
	Consider design standards to help guide future development.

# **Intergovernmental Relations**

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Needs and Opportunities	Mitigation Strategies	
1.) Need to improve communication with Towns County & Hiawassee	Quarterly meeting of local government officials.	
	Ensure sharing of meeting agendas and minutes; Review of same reported to elected officials.	
Need to coordinate work with economic development agencies	Designate an Economic Development representative/professional among staff or officials to identify and develop opportunities for collaboration.	
	Promote development and tourism in cooperation w/County & Civic Organizations.	

# **Public Facilities and Services**

Needs and Opportunities	Mitigation Strategies
1.) Desire to make/keep city walk able/bike able ; More sidewalks	Develop/ implement a trail, bike and sidewalk plan that includes options for additional streetlights that feature uniform downcast lighting to minimize light pollution and add bike and golf cart paths where feasible.
	Review development regulations for sidewalk and bicycle requirements; Amend as needed.
	<ul> <li>Explore applications for grants for trails, bike paths, sidewalks, and lighting.</li> </ul>
	Explore potential multi-use trail connecting Young Harris with Brasstown Valley Resort.
	<ul> <li>Investigate the possibility of adding a crosswalk near the old Young Harris motel on Hwy 76.</li> </ul>
2.) Desire to sustain/increase park and rec space	Identify land/policies for neighborhood parks such as the feasibility of using floodplain areas as future greenspace.
	Explore applications for grants for park space and amenities/improvements.
	<ul> <li>Review development regulations for green space requirements; Amend as needed.</li> </ul>
3.) Desire access to health care if possible	Explore potential options for various types of medical offices and facilities as needed and shared facilities through College.

	Research specialized transit/ van service.					
4.) Need to sustain quality utilities	Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, etc. and incorporate in new developments as well.					
5.) Potential for new/more civic space	Survey County goals for the area and for possible collaborative venture with the College.					
6.) Possible need for improved public safety services as population grows	Discuss options for improved coordination and service expansion with County and YH College.					
7.) Need to maintain quality, affordable utilities and infrastructure	Identify funding options for current infrastructure improvements (such as flow testing).					
8.) Need to slow traffic in downtown	Meeting with GDOT to confirm options for pedestrian safety such as crosswalks within downtown.					
	Forum with partners to review options for sidewalks, bike paths and pedestrian safety within downtown.					
	Explore means of traffic calming and improving aesthetics along Highway 515, 76 and other roadways.					
	Identify areas that need crosswalks, sidewalks, traffic lights and intersection improvements and bike lanes along 515, 76 and other roadways as feasible.					
10.) Post Office Building	Explore options of relocating the post office to the old Blue Ridge EMC building or other site to allow for the best business growth downtown through revitalization study for Walker Street/old BREMC					

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building area
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# **Natural, Historic and Cultural Resources**

<b>Needs and Opportunities</b>	Mitigation Strategies				
1.) Strong desire to retain rural appearance and connection	Identify land/policies for neighborhood parks.				
with nature	<ul> <li>Review development regulations for green space requirements; Amend as needed.</li> </ul>				
	Consider options for nature themed civic events.				
	Investigate grant/funding options for the expansion of Cupid Falls.				
2.) Encouragement of outdoor lifestyles	Develop and implement a trail, bike path and sidewalk master plan.				
	Identify land/policies for neighborhood parks.				
	Review development regulations for green space requirements;     Amend as needed.				
	<ul> <li>Explore applications for grants for trails, bike paths, sidewalks and park space.</li> </ul>				
3.) Desire to be "green" community	Develop program for educating and communicating with residents and businesses through the development of a "Green Young Harris" promotion program.				
	Establish sustainability committee.				
	Establish sustainability goals for City operations.				
	Review programs that provide homeowners and business with tools to improve sustainability.				
4.) Desire to protect and	Explore the possibility of a historic preservation ordinance or other				

compliment historic structures	similar protection measures.
5.) Desire to retain trees	<ul> <li>Review existing development regulations for tree protection/planting standards; Amend as needed and enforce.</li> </ul>

# **Land Use**

<b>Needs and Opportunities</b>	Mitigation Strategies				
Need to protect scenic vistas of the valley	Survey to determine valued scenic vistas into and from the City.				
2.) Desire to enhance small town/college town atmosphere through appropriate development	<ul> <li>Solicit and implement a Downtown Development Plan.</li> <li>Consider options for development design standards.</li> </ul>				
	Explore sustainable options at connecting the entire city through bicycle and pedestrian trails.				
	Consider overlay districts or ordinances in the city and valley as feasible to regulate and protect from excessive signage, noise, lighting that would detract from the beauty of the area.				
	Annex neighborhoods and subdivisions as feasible to continue enabling the city to be pedestrian and bicycle friendly, a diverse and vibrant place to live, work and visit.				

#### **Land Use Assessment**

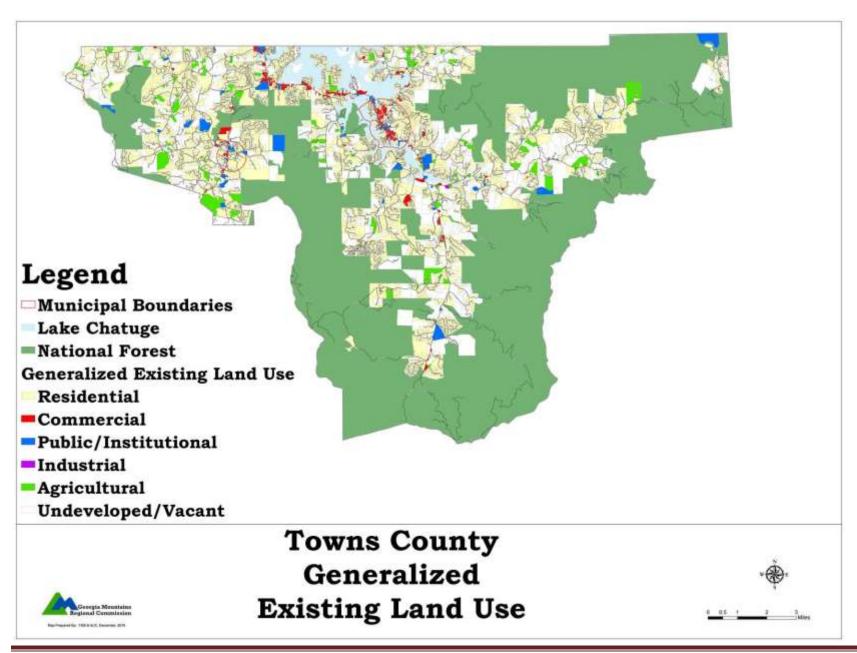
Land use management policies and programs represent guidelines for shaping development patterns that provide for efficient growth while also protecting sensitive social and environmental areas. This section presents an inventory of existing land use patterns and development trends for the community, allowing the local government to produce the most effective policies needed to manage the demands from projected development.

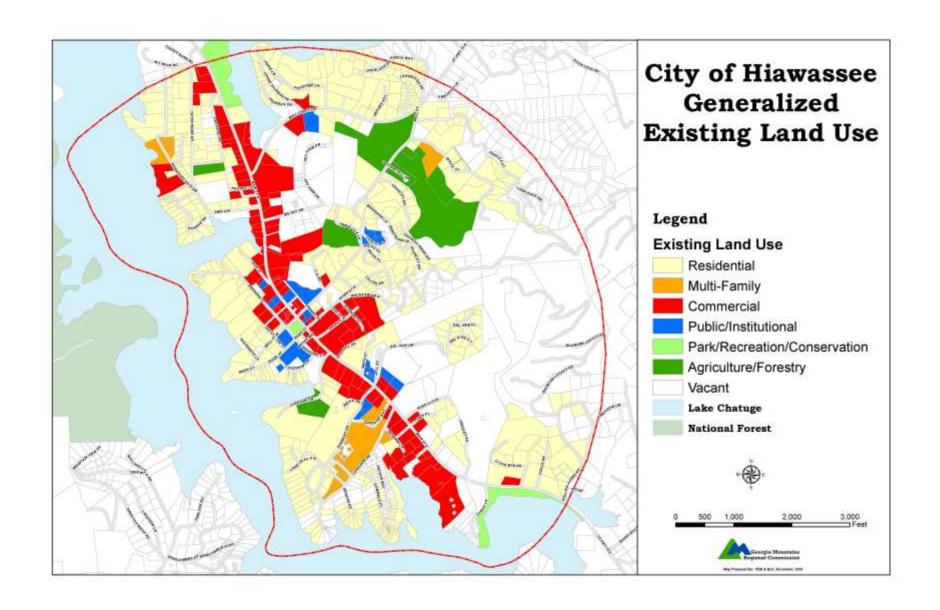
Overall, the land use and development patterns for Towns County and the cites will see little change during the planning period. There is marginal pressure for significant increase in high-intensity land uses and industrial activity, there is little indication the US Forest Service land will be released within the planning time frame, and thanks to an abundance of vacant housing units and permitted but unbuilt residential development there will be little need to expand the territory for residential land. Within the cities most new development in the near term will be encouraged as infill development and/occur within urbanized areas capable of sustaining higher densities.

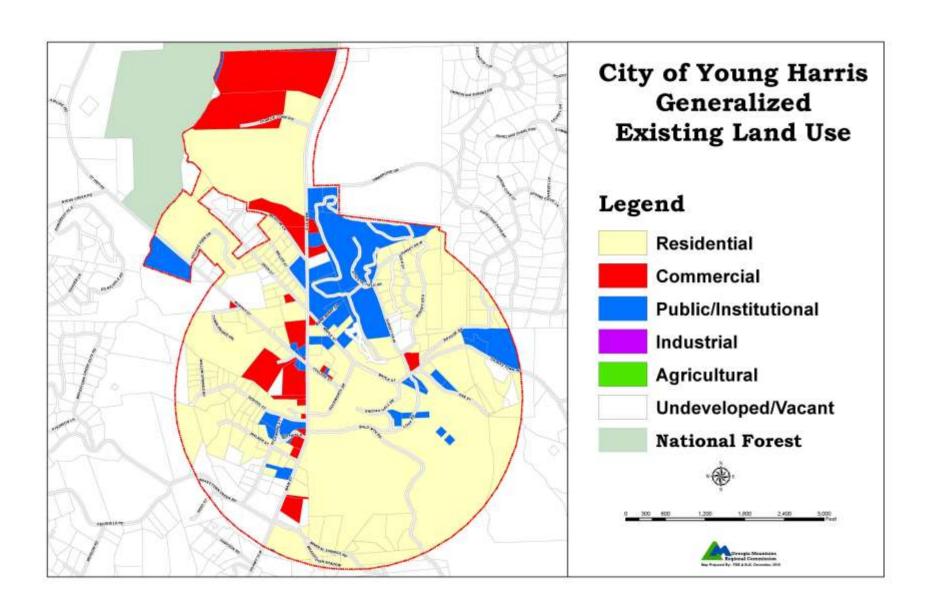
Land Use, 2016

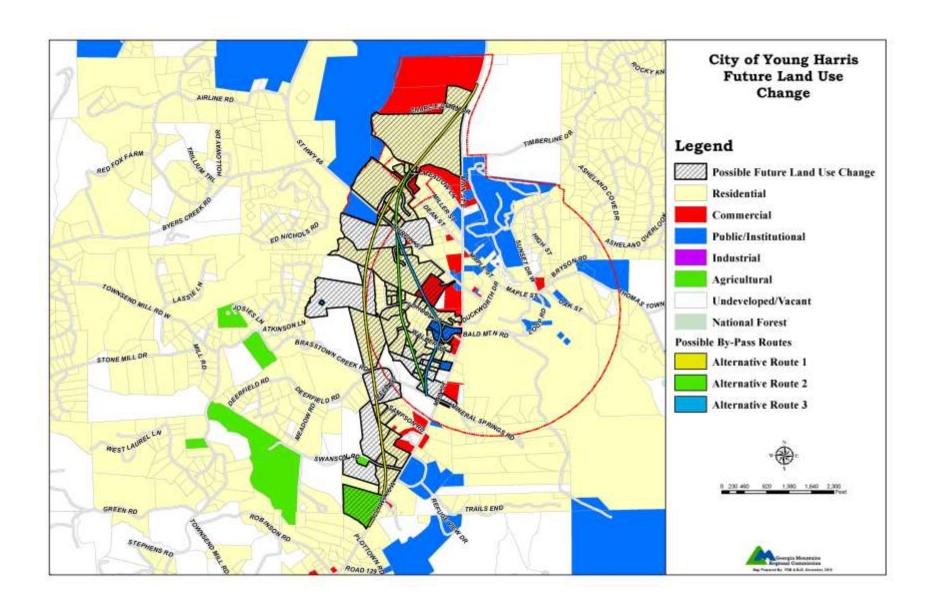
Land Use Type	Towns County		Hiawassee		Young Harris	
	Acres	%	Acres	%	Acres	%
USFS Forests	57,580	50.20%	0	0.0%	0	0.0%
Residential	26,684	23.40%	679	49.06%	440	67.18%
Agriculture/Forestry	2,306	2.01%	0	0.0%	0	0.0%
Undeveloped/Vacant	15,317	13.35%	42	3.03%	26	3.97%
Water	3,251	2.83%	259	18.71%	0	0.0%
Commercial	673	0.59%	176	12.72%	64	9.77%
Park/Rec/Conservation	1,591	1.39%	39	2.82%	12	1.83%
Public/Institutional	2,755	2.4%	35	2.53%	49	7.48%
Industrial	10	0.01%	0	0.0%	0	0.0%
Transportation/ Utilities	4357	3.80%	140	10.12%	61	9.31%
Multi-Family	17	0.01%	14	1.01%	3	0.46%
Total	114,703		1,384		655	

Source: GMRDC, 2016











GDOT Project ID # 122900. Proposed SR 515/US 76 By-Pass possibilities around Young Harris. As depicted in Young Harris Future Land Use Map on page 52 for Alternatives 1, 2 or 3 going around the western side of the city through either the city or county with proposed construction start date of 2020.

http://www.dot.ga.gov/applications/geopi/Pages/Dashboard.aspx?ProjectId=122900-

## **Areas Requiring Special Attention**

This section provides a brief assessment of select issues and concerns around the county based on geographical reference. This will help each jurisdiction recognize those specific locations in need of special attention through physical investment or change of policy. A map is included to help reference each area.

# Areas of significant natural or cultural resources, particularly where these are likely to be intruded upon or otherwise impacted by development

- The County should continue to explore potential within the Macedonia area for improved utilities and additional civic uses as this side of the county experiences more growth. (see Towns County Character Area Map)
- Due to location, infrastructure and utilities, the area around the schools should continue to grow rapidly, impacting the traffic patterns and the ability for the schools to expand. The Towns County School Board and City of Hiawassee are exploring continued sidewalk, bicycle and pedestrian improvements for the corridor, but both organizations must also work with the County to ensure long-range plans for their facilities are coordinated with future land use plans. (see Hiawassee Character Area Map)
- The County must build on efforts to conserve the lands identified as part of the Mountain Protection Act (land above 2,200 feet in elevation), for both the value of the scenic vistas and for erosion control. (see Towns County Character Area Map)
- The Lake Chatuge waterfront is nearing immediate capacity for development and has recently been confronted
  with new development types, including high density and high activity land uses. The County is working with TVA
  but must also develop a long-range plan for the land use surrounding the lake and develop a means for
  implementing that plan. Unincorporated areas of Towns County have adopted a 50-foot setback around the lake
  and have a 35ft building height restriction. (see Towns County Character Area Map)
- The Brasstown Valley area around Young Harris is attracting more attention of various land uses and increasing
  pressure for utilities influencing the prevailing development trends. Depending on the ambitions for the city, the
  college and the county, there may be calls to better integrate this development into a more coordinated scheme.
  (see Young Harris Character Area Map)

### Areas where rapid development or change of land uses is likely to occur

- The Lake Chatuge waterfront and the mountainsides are currently experiencing the most development pressures.
   This includes volumes and scales of development different from current forms that must be better addressed through continued code enforcement or will likely change the character of the community. Mountain Protection, building codes, and setback rules are being strictly enforced through the Towns County Building Department. (see Towns County Character Area Map)
- State Highway 76/ Zell Miller Parkway and SR 17 heading into North Carolina continues to experience severe
  development pressures, some of which can be considered inconsistent with current patterns and sustainable
  infrastructure. This area is considered to be the area in which future commercial development will take place. (see
  Towns County Character Area Map)
- Young Harris College, a four-year institution is expected to grow in enrollment and mission. As such, it will yield a
  greater impact on the shape and culture of the city of Young Harris. The City and College should partner whenever
  possible to balance preserving the city's character and the college's development. (see Young Harris Character
  Area Map)
- The Young Harris bypass is planned for construction in 2020 along the western edge of the city to alleviate traffic through downtown along SR515/US 76 (GDOT PI 122900). This has the possibility to minimize traffic/pedestrian accidents through downtown near Young Harris College and the historic commercial area. Appropriate design guidelines should be considered along the path of the bypass to control/guide growth and also maximize pedestrian and bicycle amenities. (see Young Harris Bypass Map)

# Areas where the pace of development has and/or may outpace the availability of community facilities and services, including transportation

- The area around the City of Hiawassee is experiencing development outside of current sewer service areas in addition to requests for increased service within the City. The Public Works Department has plans for improving and expanding the sewer capacities and service areas but they are years away from completion. This includes water meter swap out/replacement/upgrades and GPS mapping of existing water and sewer system. (see Hiawassee Character Area Map)
- Within the City, there is an immediate need for upgrading the water system to both maintain existing levels of service and provide for any possible expansion. An infiltration study is needed as part of the improvements for the existing water and sewer infrastructure. (see Hiawassee Character Area Map)

# Areas in need of redevelopment and/or significant improvements to aesthetics or attractiveness (including strip commercial corridors)

- The City of Hiawassee is producing a urban redevelopment plan (URP) for several areas that could greatly benefit
  from redevelopment and/or revitalization. The downtown area and town square is in need of some redevelopment
  for both private structures and public features (identification of important historic buildings that should be a priority
  for restoration/rehabilitation, sidewalks, lighting, beautification, signage. etc.). The main corridor of Highway 79 has
  received some new construction and redevelopment that has improved the roadway's scenic value and commercial
  appeal, but it is also taxing the infrastructure and several sites remain vacant or impoverished. (see Hiawassee
  Character Area Map)
- The area from Walker Street in Young Harris to the old Blue Ridge EMC building contains several lots that are
  vacant and/or in disrepair. The City has expressed an interest in fostering reinvestment along this corridor. The
  City would also like to see more sidewalks throughout the community, particularly along SR 66. The SR 76
  Corridor will also need improvements as the area develops. (see Young Harris Bypass Map)

## Large abandoned structures or sites, including those that may be environmentally contaminated

Not applicable in Towns County; No large abandoned structures or sites present

### Areas with significant infill development opportunities (scattered vacant sites)

 As referenced elsewhere, there are pockets of vacant properties or underutilized sites within downtown Hiawassee or Young Harris, though nothing as a significant concentration. (see Hiawassee and Young Harris Character Area Maps)

Areas of significant disinvestment, levels of poverty, and/or unemployment substantially higher than average levels for the community as a whole.

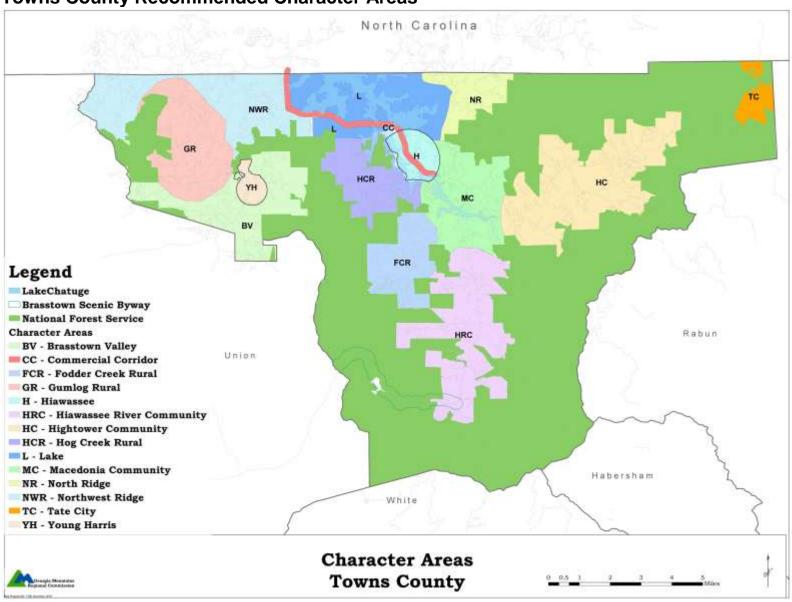
Not applicable in Towns County

#### **Recommended Character Areas**

To further assist in identifying development needs and target areas it is crucial to understand not only the land use patterns but also the prevailing character and context of a community. It is possible to identify these sub-areas within the community defined by architectural scale and style, functions and roles, traffic flow, and other factors that differentiate one area from the next. These can include the areas requiring special attention identified above and/or existing community sub-areas for which plans have already been prepared.

The general parameters for these characters areas remains as defined in the Community Assessment, with some additional detail added. In most cases the areas are intended to remain in their current state as best as possible, to preserve the general scale and rural character of the area, or has been recognized as in need for focused revitalization. In all cases, the local governments will work to refine the definitions and their implementation measures for these communities.

# **Towns County Recommended Character Areas**



## 1. Russell Brasstown Scenic Byway

This is the existing Scenic Byway that runs by the entrance to Brasstown Bald and into Union County. Vistas are limited by the surrounding mountains but the drive does run through some cherished forests and typifies the rustic setting loved by Towns County residents. The Byway has a management plan that will need updating in order to protect the rural character from any adverse development, particularly signs or increased presence of structures.

The intention is to preserve this district in conjunction with the State Dept. of Natural Resources and the US Forest Service.

#### **Land Uses**

- Residential
- Agricultural
- Passive Park

- Restrictions on utilities to prevent adverse development
- Maintain Scenic Byway Mgmt. Plan
- Restrictions on signage to protect the rural character through existing management plan
- Continue enforcement of current litter and nuisance regulations

#### 2. National Forest Service Land

The bulk of Towns County, this is the volume of mostly undeveloped land along the county's southern and eastern boundaries, and most of this is the actual mountain range and higher This land is managed and elevations. conserved by the US Forest Service in cooperation with the State. Access is permitted but limited, though several key spots like Brasstown Bald and various hiking trails also comprise some of the county's most important recreation amenities. There is no desire to change the boundaries or conditions of this district at this time, but there have been calls to improve upon the restriction of development along ridgelines throughout the area, including within the USFS lands.

#### Land Uses

- Passive use parks
- Hunting
- Outdoor recreation
- Forestry (As permitted by USFS)

- Cooperation with USFS and GA DNR on development restrictions
- Work with USFS to improve public access

## 3. Lake Chatuge

This is the existing reservoir and shoreline managed by the Tennessee Valley Authority. The lake is considered an overwhelming benefit to the community and there is a consensus to see it protected. Shoreline management is a critical issue going forward, as more and more homes and other development seek to capitalize on the asset. Most of the shoreline features conventional homes, either for seasonal visitors or for full time residents. There are several points of public access, including beaches, boat launches, the fairgrounds and some commercial Along the Hwy 76 corridor north of docking. Hiawassee, there have been some higher density developments on/near the shoreline, including some condominiums, which have led to speculation about structures with more than 3 stories. Such densities would be difficult for the County to manage at present, and existing residents have hinted at fears of overcrowding. There is recognition that the lake must be protected as an environmental resource as well as for economic development, and these uses must be balanced accordingly with other objectives for the community.

Future development will be permitted in scale compatible with environmental protection and in keeping intensity levels and demands for public services low. The county will also actively work with TVA to coordinate water protection efforts and maintain the recreational viability of the lake high amidst growing visitor numbers.

#### **Land Uses**

- Residential
- Recreation
- Commercial (Neighborhood scale)
- Watercraft storage/ maintenance

- · Coordinate with TVA regarding mgmt of lake
- Review and amend (as needed) land use mgmt measures
- Restrict scale of utilities and development along lake by keeping future development to a scale compatible with environmental protection regulations and demands for public services low

## 4. Brasstown Valley

This is the western portion of Towns County that sits across the ridgeline from Hiawassee, and features Young Harris, the Brasstown Valley resort and some burgeoning commercial uses along the Hwy 76 corridor. The valley is predominantly rural, with a defining scenic view of the entire valley as you drive west/south along 76. There are several residential areas, including many houses along the mountainsides taking advantage of the views. As Hwy 76 has been widened and the resort grows in popularity, some businesses have cropped up along the roadway, including a day spa. To date these are mostly rural in style, mimicking barn/farm architecture and avoiding the conventional frontage parking lot. The rest of the valley around Young Harris is sparsely developed and includes a significant amount of agricultural activity.

The goal for this district is to maintain the valley's current atmosphere while trying to achieve some commercial growth. Most new development will be directed to the arterial corridor with some residential scattered throughout.

#### **Land Uses**

- Residential
- Commercial (along Hwy 76)
- Office (Along Hwy 76)
- Parks
- Churches
- Agricultural

- Minimize expansion of utilities; Direct improvements to Hwy 76
- Encourage concentrations of non-residential activity by concentrating it along the arterial corridor
- Review and amend land use mgmt. measures as needed

#### 5. Commercial Corridor

This is the run of Hwy 76 that goes through Hiawassee and runs west along the lakeside and the stretch of SR 17 as it turns northward into North Carolina. This corridor has seen the most aggressive development for commercial activity and auto-oriented designs within the county, including shopping centers, the fairgrounds, a move theatre and several larger scale residential developments. The portion of Hwy 76 outside of Hiawassee is two lanes for either direction, with limited capacity for pedestrian crossing but potential for managing higher traffic volumes. This corridor also features some of the community's highest levels of utility capacity, with further improvements already planned. There will be a need to minimize the potential volume of new development along this corridor, however, both for maintaining traffic flow and to retain the sense of rural character within the community.

#### **Land Uses**

- Commercial
- Office
- Churches

- Maintain utility improvement schedule for the corridor
- Work with Economic Dev. partners to encourage small to mid-sized growth in this area to preserve the rural character of the area and limit excessive traffic.

### 6. Northern Lakefront

This is the area surrounding the larger body of Lake Chatuge, north of Hiawassee. It includes the fairgrounds and some public beach access, several larger, private residential developments along the shoreline, and a variety of residential uses. Most of the residential units in this district are at the higher economical end, with a scattering of older and lowerend units throughout. There are some major utility lines that serve this area and the bisecting commercial corridor.

#### **Land Uses**

- Residential
- Parks
- Neighborhood Commercial

- Minimize expansion of utilities by limiting development that could be an adverse effect to the lakefront and open space.
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

# 7. Towns County's Rural Districts (overview)

Towns County is a sparsely populated county whose development is overwhelmingly directed by the lay of the land. Most of the 10,000 residents live in rural. unincorporated Towns County within one of several districts defined less by architecture or individual traits but rather the geographic features that form their boundaries. Unless otherwise indicated, these districts share the general traits of residential land use mixed with agricultural activity and a small portion of appropriate commercial use and churches. Dynamic change would only be expected as utilities experience severe upgrades, and even then is not always considered desirable or only restricted to the main arterials. New development would be expected to match the general massing and scale of existing structures, preferably with design traits that match the prevailing rural elements within the immediate vicinity. (Such as height, roof lines, etc.

#### Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

#### 8. Fodder Creek Rural District

This is one of the county's rural residential districts, tucked along the mountainsides and valleys feeding towards the lake and/or SR 75. Located south of Hiawassee and the Hog Creek District, Fodder Creek features a sparsely developed patch of woodland and larger lots, an abundance of unpaved roads and several smaller homes, including manufactured housing. There are some seasonal homes within the district but it is primarily housing for full time residents, with only Fodder Creek Road providing access in or out. There is less agricultural activity compared to some other parts of Towns County due to topography, as well.

#### Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

## 9. Gumlog Rural District

Gumlog is the agricultural and rural residential district that comprises the bulk of the Brasstown Valley. It features a variety of housing types and scales, though mostly larger lot residential for full-time residents. There is a healthy amount of farming and some livestock, both for personal use and light commercial purposes. The through roads are active enough to sustain 2 produce stands, and the connectivity suggests a potential for more residential development. There are a couple churches in the area and growing attachment with Young Harris, such that residents within Gumlong could drive additional commercial and service related growth within the city.

#### Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

## 10. Hiawassee River Community

This is the largely residential and agricultural district defined by SR 75 as it winds northward from Helen to A narrow corridor nestled on the Hiawassee. mountainsides, with only one other outlet, includes several developments of seasonal homes along the streams, residential housing of all economic levels, a gas station and several farms. There is a couple comparably nice subdivisions off the main road, as well as some unpaved roads and many driveways. It is a picturesque drive that provides the transition from the mountains to more populated Hiawassee. The drive in is often celebrated for its views of the mountains and for the occasional run alongside, and over, the river at several junctures, and is being considered as part of the Unicoi Turnpike Scenic Byway. However, it is also one of the most heavily traveled for both tourists and some commercial traffic.

#### Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

# 11. Hightower Community

This district is defined by the access to Hiawassee from the east and Rabun County via Hwy 76. Like the Hiawassee River district it has a blend of residential and agricultural activity, with a few churches and a handful of shops or services mixed in. Several of the intersecting roads lead to subdivisions or collections of houses, including some that reach into the mountainsides for homes overlooking the valley and Lake Chatuge. This corridor is the least traveled of the main routes connecting Hiawassee with the rest of Georgia.

#### Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

## 12. Hog Creek Rural District

The Hog Creek district is essentially the other side of Lake Chatuge from Hiawassee. It features a variety of smaller residential units along the roads and mostly larger seasonal and year-round homes right on the lake front. There are a couple developments that have group access for their residents, plus a public access park and point along the western portion of this district. The area has received increased development pressures because of the lake, and future projects will need to incorporate more modern standards for construction, septic systems and access. Other portions of the district feature some of the most exclusive homes along the lakefront. Pending utility capacities in the future this district will likely compliment the residential demand for commercial and service activity within Hiawassee.

There is some need to make better use of existing park space in the district.

#### Land Uses

- Residential
- Agricultural
- Churches
- Parks
- Neighborhood Commercial
- Neighborhood Office

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

#### 13. Macedonia

This district just east of Hiawassee is defined by the intersection of Hwy 76 and SR 75. The traffic volume is substantial, and while there is an abundance of housing within the area it is also home to some commercial activity, churches and the county schools, and it has the potential for higher levels of development. The County has established a fire station and EMS facilities in the community. Most of the housing in Macedonia is in the upper tiers of price ranges, including lakefront lots and some larger agricultural properties.

There is some expectation the district will see increased demand for commercial use and possibly some civic and/or office use.

#### **Land Uses**

- Residential
- Commercial
- Office
- Churches
- Institutional

### **Implementation Measures**

Develope infrastructure to support continuing residential and commercial growth along arterial roadways, lakefront and agricultural properties.

# 14. Upper and Lower Bell Creek Community

This is the pocket of residential development that is north of Hiawassee but not affiliated with the lakefront. It is primarily residential in use, but traditionally smaller lots and units than many other parts of the county, with fewer seasonal homes and minimal amounts of agricultural activity. It is essentially a modest residential enclave of Hiawassee, with no major utility but include some scenic views of the lake. This area is expected to see little change going forward, though possibly some additional residential development.

Expansion of the residential use is expected in this district, as well as some possible ancillary commercial related to the lake. Ultimately this will evolve from an elevated rural community to one more closely defined by suburban scale development related to Hiawassee.

#### **Land Uses**

- Residential
- Neighborhood Commercial
- Churches
- Parks
- Agricultural

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity
- Review and amend land use mgmt. measures as needed

## 15. Northwest Ridge

This is the residential area associated with the higher elevations north of Basstown Valley and adjacent to the Commercial Corridor of Hwy 76 N. It does include some scenic vistas of either the valley or the lake, and some properties do include personal livestock, farms and gardens. However, it is largely rural residential housing built within the past 20 years, with small to medium size lots and no major utility capacity. Ready access means residents of this district can work, shop or play in Hiawassee, Young Harris or even North Carolina.

This district provides a space for rural scale blend of uses, and provides a default town center for this segment of the county. An increase in the commercial and service sectors is viable provided they maintain the general scale and rural forms of the community.

#### **Land Uses**

- Residential
- Rural Commercial
- Rural Office
- Churches
- Parks
- Agricultural

- Minimize expansion of utilities to prevent adverse effects to the rural landscape
- Encourage concentrations of non-residential activity

## 16. Tate City

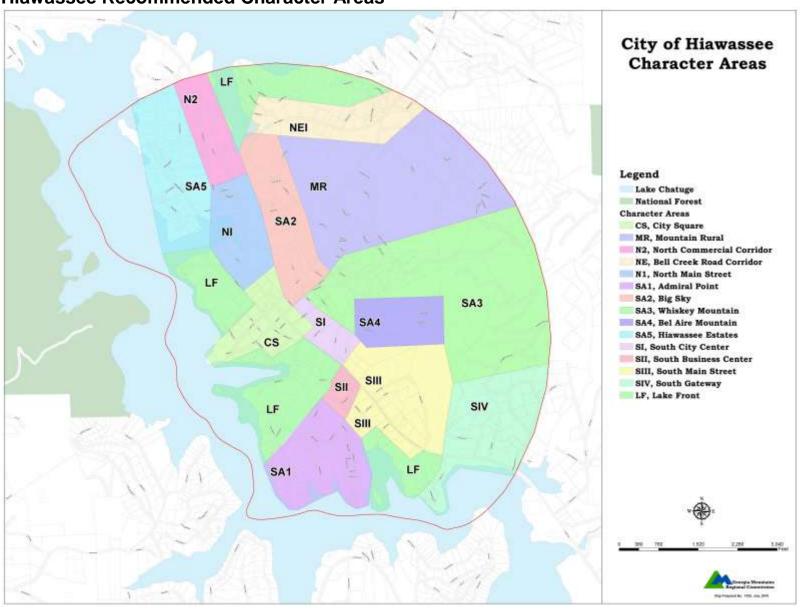
This district is defined by its remoteness and limited access to Hiawassee and its primary access corridor connecting the northern part of the community lying in Clay County, NC to Rabun County and Hwy 76. In ways similar to the Hightower district, it has a blend of residential activity including a church and community center, and developed camping and recreational use along the Tallulah River. Several of the intersecting roads lead to subdivisions or collections of homes. This corridor is heavily travelled during the warmer months by campers and recreational users accessing the Tallulah River and National Forest. Due to its remoteness. Tate City has several public safety and access issues. In 1900, the Tate City community was the 'hub of industry' for Towns County and had a larger population than other communities due to corundum mining and manufacturing, now abandoned and those lands under National Forest ownership.

#### **Land Uses**

- Residential
- Agricultural
- Churches
- Parks
- Access to National Forest and Tallulah River.

- Improve access and utilities as necessary
- Work with land and home owners to identify ways to insure safe drinking water, adequate sanitary measures, and provide environmental protection
- Maintain access corridor cooperatively with National Forest, Clay and Rabun Counties
- Work with National Forest, Clay and Rabun Counties to identify solutions to public safety and access issues
- Encourage concentrations of nonresidential activity
- Review and amend land use mgmt. measures as needed

## **Hiawassee Recommended Character Areas**



## 1. City Square

This is the formal, original downtown area of Hiawassee that includes the town square, the surrounding few blocks of shop-front buildings and other commercial structures, the courthouse, library and other assorted offices and service buildings. It also includes the peninsula formed by Bell and River Streets reaching out to the lake. The square itself has suffered as a destination, due to contours, marginal surrounding commercial use and the impact of Hwy 76 as a linear corridor. Thus, while the district has some elements to be a traditional downtown it lacks the critical mass of activity and attractions to be its own destination.

This is the portion of Hiawassee that does feature some classic public architectural forms, including zero-lot line structures and shop-front buildings. There is also some on street parking and sidewalks to enable pedestrian accessibility, though crossings of the highway are ill managed and there is little in the sense of coordinated signage or elements to reinforce the image of the district. Some residential use rings the periphery to the north, but otherwise this is primarily the government district with some commercial activity added in.

Immediately prior to this planning process, the City of Hiawassee embarked on a master planning process specifically for the downtown and city form. The goal is to properly recognize and define and the character of this district and draft proposals that will give the community direction and progression.

#### Land Uses

• "Mixed use" of retail, small/medium sized business, government office and residential use.

- Renovate square and surrounding areas to encourage activity and daily use and expand walkability.
- Improve sidewalks, street lighting (low level), and performance and activities areas to improve city streetscapes and public areas.
- Improve parking and pedestrian access.
- Improve Bike Paths and walking trials to connect all of Hiawassee.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for downtown improvement and utilize SPLOST for local renovations and projects.
- Seek State and Federal Grants for listed improvements.
- Develop a Master Plan including Preservation Ordinances.
- Expand "Heart of the County" Concept.
- Form a Downtown Development Authority and a Downtown Business Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Implement a City Banner (Electrical Pole) Program.
- Seek assistance through the Georgia Downtown Association and the Georgia Cities Foundation of the Georgia Municipal Association.
- Work with Georgia DOT to reduce speed limit on Main Street from 45MPH to 35MPH.

## 2. South City Center

Immediately across and adjacent to the City Square is the South City Center, which is generally reserved for professional and medical offices. Prominent uses include the Bank of Hiawassee, McConnell Church, and the hospital complex. Additionally, there is limited mixed use with limited residential development. These are the tallest structures within the urbanized portion of Hiawassee, though the sunken topography mitigates their impact against the overall scale of the community.

Maintain existing businesses and seek additional professional and medical offices. Continue with limited residential development. Improve streets, street lighting and traffic flows to reduce traffic problems.

#### **Land Uses**

- Residential
- Commercial
- Office
- Churches

- Improve sidewalks, bike paths and street lighting (low level).
- Evaluate the need for mopeds and golf cart lanes to connect residential areas with the commercial area.
- Develop a Master Plan including Preservation Ordinances.
- Form a Downtown Development Authority and a Downtown Business Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Seek State and Federal Grants for listed improvements.
- Seek assistance through the Georgia Downtown Association and the Georgia Cities Foundation of the Georgia Municipal Association.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Apply for Land and Water Conservation Fund (LWCF) for bike trails and urban park development.

### 3. South Business Center

This area is viewed as a mixed-use business center including offices, church, city hall and legal businesses. It also includes some of the general, auto-oriented commercial forms along Hwy 76, featuring deeper setbacks, conventional parking and shopping center forms. There is expansion area available for future post office, courthouse or police station. As the transition space between less developed portions of Hwy 76 and downtown Hiawassee, there is a current problem with vehicles moving too fast and poor merging of traffic between the Admiral Point development and the City Hall complex. This area is also to be addressed within the new Hiawassee Master Plan for redeveloping downtown.

Maintain existing businesses and seek additional professional, rehabilitation and medical offices. Concentrate on businesses that provide services to the elderly or retired. In particular, seek relocation of Post Office or Courthouse to this area or use vacant area for a City Park or Recreation Area. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. In particular, work with DOT to obtain a Street Light for the entrance into the complex. Obtain the private easement and convert easement area to City Hall into a city street.

#### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church

- Improve sidewalks, bike paths and street lighting (low level).
- Include area in a Master Plan including Preservation Ordinances.
- Rehabilitate sewer located in this area to reduce inflow and add expansion as development warrants it.
- Increase number of city streets (Chatuge Way).
- Form a Downtown Development Authority and a Downtown Business Association.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Seek assistance through the Georgia Downtown Association and the Georgia Cities Foundation of the Georgia Municipal Association.
- Apply for Land and Water Conservation Fund (LWCF) for bike trails and urban park development.

### 4. South Main Street

This is the portion of Hwy 76 as it transitions from the conventional commercial corridor into a more rural arterial. Some commercial activities remain, including some gas stations and a feed store, but not the same density as closer to downtown. Limited sidewalks, but adjacent to Admiral Point residential development and across from the schools. Utility capacities in the area are proposed for an upgrade, and this is considered an area of future development with good access, scenic views and developed lots.

Maintain existing businesses and seek additional business. This area is particularly suited for commercial expansion and efforts should be made to attract a medical business and/or banking complex. Continue with limited residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. In particular, work with DOT to provide curb cuts into vacant areas. Reduce speed limit to 25 miles per hour. Expand Sidewalks from the City to the School. The City also needs to upgrade, improve, and expand sewer service in this area.

#### **Land Uses**

- Retail
- Office
- Civic
- Church

- · Improve Sidewalks and bike paths.
- Improve Street access to Main Street.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a Downtown Development Authority.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Create uniform city signage guidelines for local business.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Seek assistance through the Georgia Downtown Association and the Georgia cities Foundation of the Georgia Municipal Association.

## 5. South Gateway

This area denotes the formal transition from southern/eastern rural Towns County into Hiawassee, abutting the same transition category for the County called Macedonia). The density and scale of public operations increases to signify the presence of larger customer demands and available utilities. It also has the first signs of formal beach access on the lake. Features a variety of uses running from commercial to residential to boat launch. Additionally there are restaurants, a church, home site and some professional services. Increased utility capacity and infrastructure could see some goods production and civic uses introduced into the area.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need for limited residential development. There is a need to reduce traffic problems. In particular, work with DOT to expand sidewalk and curb cuts into vacant land. Reduce speed limit to 35 miles per hour. Expand Sidewalks from the City limit to the High School Complex. The City also needs to upgrade and expand sewer service in this area. This area needs to be developed for public recreation including a City Mayor's Park with beach access, boat docks, floating boardwalk and a water feature. There is a desire to maintain green space and while creating a park atmosphere with trails and recreation stations with play equipment.

#### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church
- Residential

- Improve Sidewalks and Bike paths.
- Improve Street access to Highway 75.
- Improve Street Lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Utilize SPLOST for park, boardwalk/sidewalks in future development phase of Mayor's Park, sidewalk and bike path improvements.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.
- Work with Georgia DOT for funding sidewalk and streetscape improvements and bike trails.
- Adding public restrooms and bathhouse at City Park Location (Parcel 52).
- Add Fire hydrants and improve fire protection as needed for development.

### 6. Admiral Point

This is an established residential subdivision, and should be limited to single-family structures only. Conventional in layout and featuring a very urbanized scale of small lots and harmonized architecture, this subdivision is considered a healthy part of modern Hiawassee, and offers both lake access and easy proximity to the City.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Obtain the private easement and convert into a city street. Improve fire protection and Wastewater Treatment Capacity.

#### **Land Uses**

Residential

- Increase water line size and number of fire hydrants in area.
- Work with DOT to obtain a traffic light for the entrance into the city hall complex.
- Renovate the Wastewater Lift Station (one new station has been built, two remaining need to still be renovated).
- Improve sidewalks and bike paths.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.

## 7. Big Sky

This area is named for the road intersecting North Main Street, and includes a variety of uses from fast food and grocery stores to some residential and multiple independent shops. As with the South Business Center district, Big Sky features a transition from the urbanized downtown and infiltration by some auto-oriented development. Moving forward the City should continue to encourage a mix of business use (shopping & restaurants) and residential development, and seek to better fuse the district with the City Square. This district will also be included in the new Master Plan for revitalizing Hiawassee.

This is Hiawassee major Mixed Use Opportunity. Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need for more residential development. There is a need to reduce traffic problems. There is a need to expand sidewalks, bike paths and walking trails. Need to reduce speed limit to 25 miles per hour at main street entrance. There is a need for access to public streets at the back of the property. The City also needs to upgrade and expand sewer service in this area. This area needs to be developed for public recreation or mini-parks or City overlook opportunity. There is a desire to maintain green space and while creating a park atmosphere with trails. The City also needs to loop it water line in this area and provide for additional fire hydrants.

#### **Land Uses**

- Residential
- Commercial
- Office
- Churches
- Civic

- Increase the number of fire hydrants in area.
- Work with DOT to obtain a traffic light for the entrance into Big Sky.
- Loop the Big Sky Water line with the Bell Creek Line to improve water quality.
- Improve sidewalks and bike paths.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.

## 8. Whiskey Mtn.

This is the sparsely populated residential area atop the hillside north of downtown. The terrain restricts development to mostly smaller forms and prohibits agricultural activity. This area should be limited to single-family residential development only, and will require improvements to the roadway if more development is pursued in the district.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.

#### **Land Uses**

Residential

- Increase the number of fire hydrants in area.
- Add four way stops to improve public safety.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.

### 9. Bel Aire Mtn.

This is another of the established residential districts on the northern slopes overlooking Hiawassee. Like Whiskey Mtn., this district features mostly homes and smaller lot sizes. This smaller district, however, lacks the land for significant new development and the access road is further away from downtown. This area should be limited to single-family residential development only, and will require improvements to the roadway if more development is pursued in the district.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection.

#### **Land Uses**

Residential

- Increase the number of fire hydrants in area.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- · Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.

#### 10. Hiawassee Estates

This is an established residential area in northwest Hiawassee, just west of Hwy 76 and with volumes of homes with lake frontage. Homes here lack the architectural homogeneity of Admiral Point, but are generally of comparable size and market value save for lake access. This area should be limited to single-family residential development only.

Continue with residential development. Improve streets, street lighting and traffic flows and reduce traffic problems. Improve fire protection. Expand Sidewalks from the City limit to the High School Complex. This area needs improved public recreation including a Neighborhood Mini-Park with lake access, boat docks, and floating boardwalk. There is a desire to maintain green space and while creating an outdoor use atmosphere with trails and recreation stations with play equipment.

#### **Land Uses**

Residential

- Increase the number of fire hydrants in area.
- Work with DOT to obtain MEAG funds for street resurfacing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and Projects.
- Continue working with TVA to acquire land for Mini-Park or Recreational area with lake access and recreational facilities.

### 11. North Main Street

This encompasses the stretch of Main Street running from the City Square to McDonalds, with a mix of uses and differing building designs and materials. There is little in the way of a common theme and usage runs from commercial, business, food produce, hardware, many restaurants, banking to fast foods. There is a need for improved sidewalks, bike trails and pedestrian traffic, public parking, and improved signage and lighting. This district will also be included in the new Master Plan for revitalizing Hiawassee.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need to reduce traffic problems. There is a need to expand sidewalks and pedestrian crossing. Need to reduce speed limit to 25 miles. The City also needs to rehabilitate, upgrade and expand water and sewer service in this area.

#### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing and a left hand turn light.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.

### 12. North Commercial Corridor

This is the portion of Hwy 76/Main Street reaching north from McDonalds' to the Towns County Recreational Center. This area has developed into a commercial district that includes successful shops and restaurants, and features the beginning of Hwy 76 as a four-lane arterial. Development is conventional in form with regards to frontage parking, low scale structures with common commercial designs. There is a need for improved streetscapes and lighting. Importantly, this is an area of high problem traffic. Decreasing speed limits and encouraging car traffic to stop and shop should be a priority. Improved access to the lake, picnic grounds, and bike and foot traffic should be encouraged.

Maintain existing businesses and seek additional business. This area is suited for commercial and business expansion. There is a need to reduce traffic problems. There is a need to expand sidewalks and pedestrian crossing. Need to reduce speed limit to 25 miles. The City also needs to rehabilitate, upgrade and expand water and sewer service in this area.

#### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.

### 13. Bell Creek Road Corridor

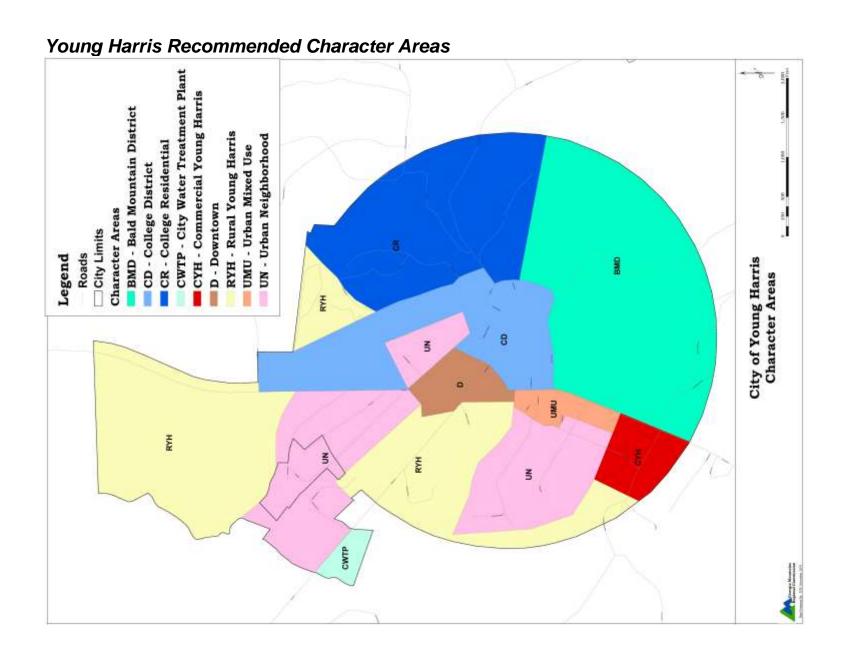
This the area reaching northward from the Big Sky district, denoting the transition from urbanized Hiawassee to more rural Towns County. The area has a mix of uses including business, agriculture and residential, including some residences with lakefront access. There is no discernable theme though no immediate needs either, as this is a stable part of the community harboring the variety of uses that need to be just outside of downtown. The first mile is primarily business and then residential thereafter. Traffic issues are a concern. A Slower speed limit would also benefit the area.

There is a need to maintain existing businesses, seek additional business, and for more residential development. There is a need to reduce traffic problems. There is a need to expand sidewalks, bike paths and walking trails. Need to reduce speed limit to 35 miles per hour. The City also needs to upgrade and expand water and sewer service in this area. This area needs to be developed for public recreation or mini-parks. There is a desire to maintain green space and while creating a park atmosphere with trails. The City also needs to increase the size of water lines, loop water lines and provide for additional fire hydrants.

#### **Land Uses**

- Retail
- Office
- Civic
- Park
- Church
- Residential

- Increase the number of fire hydrants in area.
- Work with DOT to install sidewalks and a pedestrian crossing.
- Improve street lighting (low level).
- Include area in a Master Plan.
- Form a BUILD (Beautification Urban Improvement Landscape Design) Task Force.
- Adopt construction recommendations.
- Apply for ARC, DOT T-Grant/Tollway Authority and other state and federal grants for sidewalk and streetscape improvements, downtown improvement and utilize SPLOST for local renovations and projects.



### 1. Bald Mountain District

This is the largely undeveloped mountainside that sits just south of the college campus. Apart from the handful of existing structures within this district, this is the rising backdrop to the community and part of its scenic mountain heritage. The intention is to preserve the area as a sparsely used natural landscape that helps to define the character of the city as it grows alongside.

#### **Land Uses**

- Public Parks,
- Private Recreation (College Owned Land), Green Space,
- Limited construction

- Review Land Use Ordinances, update where necessary
- Develop report assessing options for greenspace ordinances
- Review possible Historic Preservation Ordinances
- Develop and enable unique Signage to differentiate between different character areas (and for all city streets, areas)

## 2. College District

This is the campus proper for Young Harris College, and includes their academic, athletic and all other ancillary facilities. The college is in the early stages of a planned growth into a more formal and diverse 4-year institution. This will include plans for more dormitories, classroom space as well as facilities for the arts and administration. Much of this is planned for the existing campus footprint but preliminary plans show ambition for expansion.

The general character of the college is defined more by the scale than the architecture, with the exception of the original church near the main entrance. This structure and setting are the symbol of the campus and should be preserved. Beyond that the college intends to develop several structures ranging from 1-3 stories, and will use the new master plan to define their architectural style.

The campus is known for having greenspace for passive use and both the college and the City wish to see this aspect preserved if not expanded in the future.

#### **Land Uses**

- Conservation Subdivision
- PUB
- Private Recreation
- Public Parks
- Detached Residential
- Attached Residential
- Office
- Retail
- Light Industry
- Institutional

- Implement Land Use Ordinance, and update where appropriate
- YH College Overlay District
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

## 3. College Residential

This is a small housing district just behind the college, with mostly modest sized homes of various design types. The scale and setting typifies rural homesteads nestled into the hillside, with most lots on the larger side and fairly wooded. Traffic is minimal and access to the open space within the campus. This area is considered stable and the community would like to keep it intact, with some possible improvements; An additional road access point that does not send traffic through the campus is preferred, as is an extension of sidewalks in the area.

#### **Land Uses**

- Private Recreation
- Detached Residential

- Land Use Ordinance
- College Overlay District
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

## 4. Commercial Young Harris

This is the southern tip of the community along Hwy 76 and Brasstown Creek Road, and features the most industrial scale activity within the city. The location, which is somewhat shielded by the slope, makes it the most conducive place in Young Harris for uses that won't adversely impact the character of downtown or the college, but still has access to the main arterial and available utilities.

#### **Land Uses**

- PUD
- Detached Residential
- Attached Residential
- Office
- Retail
- Light Industry

- Land Use Ordinance, Update where appropriate
- Seek to create, adopt and implement design standards
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

## 5. Downtown Young Harris

This is a v shaped district that includes the small stretch of Hwy 76 considered as Young Harris' main street, and the block formed by Maple and College Streets that veer eastward from Hwy 76. This includes the vast majority of the city's commercial structures, including a hotel, shops and restaurants. Most structures are 1-2 stories with a range of 60's-80's architectural styling. There is no prevailing style for architecture or signage, however, but is defined mostly by the concentration of commercial activity. Most buildings along the highway are within 50' of the roadway; reminiscent of true urban districts, but the massing of structures is less dense than Hiawassee due to some vacant lots and parking areas. There is a desire to build upon this, however, to improve the pedestrian viability of the area and maintain the small town character rather than give way to conventional auto-oriented designs. The struggle is to maintain this area for a downtown while also accommodating the traffic that uses Hwy 76.

#### **Land Uses**

- PUD
- Public Parks
- Detached and Attached Residential
- Retail
- Office
- Light Industry

- Land Use Ordinance
- Create, Adopt and Implement Design Standards
- Create Downtown Development Authority and/or Merchants Association to aid in shaping downtown
- Seek Financing for building, façade, economic development
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

## 6. Rural Young Harris

This is the part of the incorporated city that features traditional large lot residential and agricultural activity. Along the City's northern or western periphery and defined by existing farms and only a few houses, this is where Young Harris and the rural county come together. Proximity to the city center and some utilities allows for future redevelopment, but for now this is a viable district for farming or raising animals on a smaller scale. The northern arm of this district could be considered for different development in the future pending other plans and objectives, as it offers continued close proximity to the highway.

The desired character for this area is a continuation of historic rural and agricultural patterns.

#### **Land Uses**

- Residential
- Agricultural
- Churches
- Parks and recreation

- Review current land use ordinances, update where necessary
- Create and implement rural design guidelines to maintain rural atmosphere while accommodating new residential development as "conservation subdivisions" that incorporate significant amounts of open space.
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

### 7. Urban Mixed Use

This is the area west of downtown and across Hwy 76 from the college campus, providing a variety of existing housing and some commercial and service uses along or near the highway. It is bordered on the west by Sycamore Street, which provides this part of Young Harris with blocks for urban scale uses, and features some auto-oriented of the earlier commercial development that would not have been found downtown. The location, street layout and form, plus the variety of existing structures (houses, shops, larger buildings) makes the district viable for different types of growth, including possible infill development at vacant lots and structures and the possibly for expanding the downtown character area.

#### **Land Uses**

- PUD
- Public Parks
- Detached and Attached Residential
- Office
- Retail
- Entertainment
- Light Industry

- Create, Adopt and Implement Design Standards
- Add Urban Mix to Land Use Ordinance
- Create Downtown Development Authority or community association to aid with development of this area
- Seek economic development ideas and funding to aid in development
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

## 8. Urban Neighborhoods

This is a set of three areas around the City center that compliments the existing and proposed urban environment for Young Harris but also exhibit a more residential scale and base.

To the north is the established residential district comprised of Meadow, Miller and Dean Streets north of the downtown area. These roads connect with the highway do feature some non-residential activity along that corridor, but away from Hwy 76 this area provides a more traditional neighborhood setting in terms of lot size and residential structures, including some smaller lots. common yard sizes and structural locations. There are some opportunities for development that could strengthen the district's residential role, and an expansion of this district might be called upon depending on plans for other parts of the community.

To the east is a two-block stretch alongside Maple Street between downtown and the college that includes City Hall and the adjoining park and several houses. Portions of the corridor may evolve into commercial use or other public activity centers, but it will be more reserved than a conventional commercial road due to the adjoining uses.

To the south is the existing neighborhood on and behind Sycamore Street, including portions of Walker and School Streets. This area features several homes with urban scale yards and lots in a pattern that could be easily extended and complimented with sidewalks. The residents consider the area stable and desire to preserve the existing characteristics and residential nature.

#### **Land Uses**

- Attached Residential
- Public Parks
- Private Recreation
- Retail

- Create Design Standards
- Develop Historic Preservation Ordinance to preserve older homes and structures
- Unique Signage to differentiate between different character areas (and for all city streets, areas)

## **Quality Community Objectives**

Since 1999 the Board of the Department of Community Affairs has identified various Quality Community Objectives (QCOs) as value statements of the development patterns and options that will help Georgia preserve her unique cultural, natural and historic resources while looking to the future and developing to her fullest potential.

These ten objectives are adapted from generally accepted community development principles to fit the unique qualities of Georgia's cities and counties. Although these objectives are only recommendations, we are convinced that implementing these principles will result in greater efficiency and cost savings for local governments and a higher quality of life for their citizens.

- **Economic Prosperity:** Encourage development or expansion of businesses and industries that are suitable for the community. Factors to consider when determining suitability include job skills required; long-term sustainability; linkages to other economic activities in the region; impact on the resources of the area; or prospects for creating job opportunities that meet the needs of a diverse local workforce.
- **Resource Management:** Promote the efficient use of natural resources and identify and protect environmentally sensitive areas of the community. This may be achieved by promoting energy efficiency and renewable energy generation; encouraging green building construction and renovation; utilizing appropriate waste management techniques; fostering water conservation and reuse; or setting environmentally sensitive areas aside as green space or conservation reserves.
- Efficient Land Use: Maximize the use of existing infrastructure and minimize the costly conversion of
  undeveloped land at the periphery of the community. This may be achieved by encouraging development or
  redevelopment of sites closer to the traditional core of the community; designing new development to minimize the
  amount of land consumed; carefully planning expansion of public infrastructure; or maintaining open space in
  agricultural, forestry, or conservation uses.
- Local Preparedness: Identify and put in place the prerequisites for the type of future the community seeks to
  achieve. These prerequisites might include infrastructure (roads, water, and sewer) to support or direct new
  growth; ordinances and regulations to manage growth as desired; leadership and staff capable of responding to
  opportunities and managing new challenges; or undertaking an all-hazards approach to disaster preparedness
  and response.

- Sense of Place: Protect and enhance the community's unique qualities. This may be achieved by maintaining
  the downtown as focal point of the community; fostering compact, walkable, mixed-use development; protecting
  and revitalizing historic areas of the community; encouraging new development that is compatible with the
  traditional features of the community; or protecting scenic and natural features that are important to defining the
  community's character.
- **Regional Cooperation:** Cooperate with neighboring jurisdictions to address shared needs. This may be achieved by actively participating in regional organizations; identifying joint projects that will result in greater efficiency and less cost to the taxpayer; or developing collaborative solutions for regional issues such as protection of shared natural resources, development of the transportation network, or creation of a tourism plan.
- Housing Options: Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in
  the community. This may be achieved by encouraging development of a variety of housing types, sizes, costs,
  and densities in each neighborhood; instituting programs to provide housing for residents of all socio-economic
  backgrounds; or coordinating with local economic development programs to ensure availability of adequate
  workforce housing in the community.
- Transportation Options: Address the transportation needs, challenges and opportunities of all community
  residents. This may be achieved by fostering alternatives to transportation by automobile, including walking,
  cycling, and transit; employing traffic calming measures throughout the community; requiring adequate
  connectivity between adjoining developments; or coordinating transportation and land use decision-making within
  the community.
- Educational Opportunities: Make educational and training opportunities readily available to enable all
  community residents to improve their job skills, adapt to technological advances, or pursue life ambitions. This
  can be achieved by expanding and improving local educational institutions or programs; providing access to other
  institutions in the region; or coordinating with local economic development programs to ensure an adequately
  trained and skilled workforce.
- Community Health: Ensure that all community residents, regardless of age, ability, or income, have access to
  critical goods and services, safe and clean neighborhoods, and good work opportunities. This may be achieved
  by providing services to support the basic needs of disadvantaged residents; instituting programs to foster better
  health and fitness; or providing all residents the opportunity to improve their circumstances in life and to fully
  participate in the community.

In developing the Future Development Scenario portion of the Comprehensive Plan, the community is encouraged to review the QCOs for their applicability to local conditions and goals. Their general application to each Character Area is described here.

Applicable QCO's per Character Area

DCA Quality Community Objective	Economic Prosperity	Resource Mgmt.	Efficient Land Use	Local Preparedness	Sense of Place	Regional Cooperation	Housing Options	Transportation Options	Educational Opportunities	Community Health
Towns County	X	X	X	X	X	X	X	X	X	X
Hiawassee	Х	Х	Х	Х	Х	Х	Χ	Х	Х	Х
Young Harris	X	X	X	X	X	X	X	X	X	X

### **III. IMPLEMENTATION PROGRAM**

While the Future Development Map illustrates the physical conditions expressed within the Vision, the Implementation Program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities. It identifies specific measures, both short and long-term, that must be undertaken by the community in order realize the community's goals.

### **Policies and Long-Term Objectives**

One type of action a community can establish to achieve its vision is the establishment of policy. These are those ongoing principles and practices that the community will observe in order to realize specific objectives. Some policies may compliment single action-items while others may provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

## **Towns County**

- Work with Department of Community Affairs (DCA) and the Georgia Mountains Regional Commission (GMRC) for future economic and downtown development, and also identify potential grants and other economic development resources and workforce development.
- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- o Continue to enforce minimum size for residential lots,
- Continue to enforce Mountain Protection Act
- o Balance individual private property rights with common-sense restrictions
- Utilize local community leaders to pursue industries that would find Towns County attractive
- Towns County Development Authority and Towns County Historical Society work to ensure local heritage is preserved as the area grows
- o Promote the beauty of the mountains and lake using the natural resources of waterfalls, hiking & boating.
- o Promote events bringing people to the community for overnight lodging, dining & shopping.
- o Continue to cultivate community support for assistance in running the Towns Co. Visitor Ctr.
- o Continue to provide community support to local organization for special projects.
- The Tourism Board and Staff should continue to serve on many committees and demonstrate strong leadership and involvement.

- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- o Continue to do ongoing road repairs annually
- Do not accept excessive road grades
- Work with USFS to better promote recreation opportunities and access
- o Continue to enforce sediment/erosion control program through building inspector and planning commission
- o Continue working with Georgia Regional District Commission on behalf of Lake Chatuge
- Continue working to acquire funds in support of Action Plan implementation on behalf of Lake Chatuge
- Work with state and federal agencies to promote enforcement of safety regulations on Lake Chatuge
- The Health Department and their Environmental staff to continue to oversee septic tank inspections as needed or requested
- Evaluate county properties for potential BMPs to retain/treat storm water
- Provide residents and visitors with improved awareness with Natural Forest benefits and opportunities plus future plans, projects and changes.

#### Hiawassee

- Work with Department of Community Affairs (DCA) and the Georgia Mountains Regional Commission (GMRC) for future economic and downtown development, and also identify potential grants and other economic development resources and workforce development.
- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- Review of planning, land use and development trends to determine best uses of property such as form based codes or zoning options.
- o Continue to actively review, expand and enforce local ordinances and codes.
- o Digitize council resolutions and minutes.
- Utilize Municode for digitization of city ordinances.
- o Become a City of Ethics through the Georgia Municipal Association (GMA).
- o Enforce codes and ordinances through code enforcement to ensure the health and safety of the community.
- Seek to attract targeted industries and businesses by utilizing local and regional economic development resources while also anticipating the requirements needed for their success such as parking or other improvements that may be necessary.

- Ensure local heritage and history is preserved and maintained through historical society programs, history and heritage events and codes such as an historic preservation ordinance.
- Promote the beauty of the mountains and lake through environmental hiking and outdoor activities, events, stewardship and policies.
- o Promote events bringing people to the community for overnight lodging, dining and shopping that highlights Hiawassee.
- o Continue to cultivate community support for community events and special projects.
- Investigate, research and expand transportation options, road repairs and resurfacing options for the transportation budget to include pedestrian and bicycle safety options such more sidewalks, crosswalks, bike and golf cart paths and other solutions to incorporate more walkability in the city.
- Work with State and Federal Agencies to better promote accessibility to Lake Chatuge though waterfront parks, boat ramps, boardwalks, fishing piers, local businesses and recreation opportunities such as bass fishing tournaments.

### Young Harris

- Work with Georgia Mountains Regional Commission, Department of Community Affairs, Appalachian Regional Commission and other stakeholders to explore future development opportunities for jobs, workspace, etc. that fits in with the character of the city.
- Regularly schedule meetings to collaborate between municipal and county elected officials, stakeholders and other selected groups.
- Annual review of land use and development trends to ensure compatibility of new development with comp plan and with existing neighborhoods
- Seek "village" appropriate markets and shops
- o Promote development and tourism in cooperation w/County & Civic organizations
- o Annual meeting with Economic Development organizations
- o Quarterly mtg. with County and Hiawassee
- Ensure sharing of meeting agendas and minutes; Review of same reported to elected officials
- Designate an Economic Development representative/ professional among staff or officials.
- Utilize the college and natural environment in the Brasstown Bald/Brasstown Valley to help guide appropriate growth in the city.

## **Long-Term Activities and Ongoing Programs**

In addition to establishing policy, communities may also establish long-term or ongoing programs and activities that support identified objectives. These measures may compliment policies or may simply be action items that must be employed more than once. These are recognized here so as to distinguish their need and conditions apart from the single-action items and to identify any required special terms or context.

### **Towns County**

- Seek State and Federal funding for Lake Chatuge management measures outlined in this plan, and to acquire funds in support of Hiawassee River Watershed Coalition
- Work with Mayors and City Council of Young Harris and Hiawassee and Towns County Water and Sewerage Authority to coordinate the water service with the incorporated and unincorporated areas of Towns County
- o Maintain bldg. height restrictions to 35 feet
- o Reduce gravel roads at a rate of 5 mile per year
- o Replace/ rebuild one bridge
- o Continue to maintain and upgrade exercise and cardiac equipment & allow Towns County citizens to use without charge
- Replace commercial washer/dryer at detention center
- o Replace older law enforcement vehicles as needed
- o Replace obsolete computers and software at sheriff/jail offices
- Upgrade fire dept facilities and purchase new fire equipment as needed
- Continue sponsoring annual events i.e., Moonshine Cruiz-In and add new events i.e., the Collegiate Bass Tournament
- Help to promote Shriners Convention which has been pledged to be held in Towns County beginning 2013
- Improve infrastructure for the Industrial Park and acquire additional property suitable for manufacturing or other large industrial industries
- To promote the area through as a hiker friendly town with the goal of increasing our area's business base and encourage businesses to support hiker-friendly activities such as spec rates and/or merchandise for hikers
- o To promote language for the protection of the Appalachian Trail in future land-use plans, planning tools, ordinances or guidelines where appropriate
- o Coordinate efforts with Georgia Mountain Fair Authority to promote their events
- o Recap, improve, and pave at least 5 miles of county road annually
- Work with state DOT on widening and /or straightening the state road between Young Harris and Blairsville; Work with State DOT on installing a traffic light at 288 and 76E
- o Continue to maintain and upgrade beach facilities and allow our citizens to use without charge

#### Hiawassee

- Seek funding for expansion of wastewater plant.
- Seek funding for expansion of water treatment plant.
- o Expand and renovate the Hiawassee City Square.
- o Expand downtown development.
- Obtain a park and performance venue to create opportunities for community and visitors.
- Seek to improve ways to get people traveling through the city to stop.
- Expand public parking and lake access.
- Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, wireless broadband internet service, etc

## Young Harris

- Seek funding for expansion of water and wastewater lines.
- Explore ways to increase partnerships between YH college, city and community
- o Explore ways to utilize downtown and park to create more opportunities for community to come together
- o Seek to improve ways to get people traveling through the city to stop and use the city.
- o Study/ Consider ways to incorporate more shared public space between College and private citizens
- Explore potential for improving sustainability of utilities and civic structures, including solar power resources, remote meter reading equipment, etc.
- Annexation of additional areas as feasible.
- o Create a long-term marketing plan.
- Identification of potential businesses suitable for relocation throughout the city.
- o Completion of a long term master plan for the city.
- Identify land & model policies for neighborhood parks.
- o Explore codes that require property management for absentee owners (Vacancy provisions).
- Form Downtown Development Authority.
- Speak with Hospital about potential for local clinic.
- Review existing historic preservation ordinances; Amend as needed.
- Research programs to help with home restoration & reducing vacancies.

## **Reports of Accomplishments**

This is the review of the STWP from the previous five years. As a new STWP is produced every five years, the items within the previous STWP must be identified for their status as complete, in progress, either postponed or cancelled. Those items that have been postponed or are in progress must be shown in the next STWP where appropriate, while those items that have been postponed or cancelled must also include a reason for their status.

# Report of Accomplishments – Towns County

Action	Status	Comment		
Begin and construct new park including outside facilities i.e., trails, picnic areas, pavilions, etc	Completed			
Issue bid packages, award bid, begin and complete construction on recreational/ multipurpose building.	Completed			
Complete Construction of new recreation/multipurpose building	Completed			
Publicity for saving oldest houses, structures, & site views, in the county, National Register Historic Places, arrange tours	Completed			
Publicity for saving old photographs, artifacts and other unique historical memorabilia for exhibit in museum	Completed			
Publicity for recording elder citizens oral history	Completed			
Publicity for genealogy research and processes for proof of ancestors, DNA, etc.	Completed			
Rough clearing and road access to new park (Using County Road Dept., State prisoners	Completed			
Hire architectural firm to design and draw comprehensive development plans for new park	Completed			
Final clearing and preparation of park facilities	Completed			
Build and pave roads at new park	Completed			
Issue bid packages and accept bids (if needed) on design, Issue bid packages and accept bids (if needed) on design, development, and construction of all aspects of new park i.e., athletic fields, concession stands, restrooms, lighting, playground areas, etc	Completed			
Hire Contractor to design & construct or renovate 4 outdoor tennis courts	Completed			
Hire architectural firm to design indoor multipurpose building to include 2 court floors, racquetball courts, exercise room, meeting rooms, etc.	Completed			
Lobby against I-3 with GA executives and legislators (on going)	Completed			
Pass agreement that requires fire hydrants be installed on all 6 inch water lines	Completed			
Complete the 10 year Water and Sewer Service Delivery Agreement with the City of Hiawassee and Young Harris	Completed			

Purchase pre-owned 75' Aerial Truck; Purchase and Install fire hydrants; and purchase other fire equipment	Completed	
Install security fencing outside inmate living areas and for securing seized vehicles	Completed	
Purchase 1 ambulance	Completed	
Purchase generator for EMS East Station	Completed	
Purchase 12 lead monitor and portable ventilator for EMS	Completed	
Inventory all county signs and comply with all new Regulations concerning GIS services	In Progress	
Preserve Industrial Park Property for manufacturing or other large industrial businesses by purchasing it by paying off the debt	Completed	
Complete Application process for Towns County to become an Appalachian Trail Community	Completed	
Form committee for planning of bicycle paths in partnership with Board of Education	Completed	
Repair, replace, or build at least one bridge	Completed	
Publicity for building of Museum/Cultural Center with galleries, auditoriums, festival space, storage space, etc.	Ongoing	
Publicity for saving oldest houses, structures, & site views, in the county, National Register Historic Places, arrange tours	Ongoing	
Publicity for saving old photographs, artifacts and other unique historical memorabilia for exhibit in museum	Ongoing	
Publicity for recording elder citizens oral history	Ongoing	
Publicity for genealogy research and processes for proof of ancestors, DNA, etc.	Ongoing	
Rough clearing and road access to new park (Using County Road Dept., State prisoners	Completed	
Hire heavy equipment operator as needed.	Completed	
Hire architectural firm to design and draw comprehensive development plans for new park	Completed	
Install a CAD terminal in the 911 mapping center	Eliminated	Determined that it wasn't needed.
Purchase ambulance	Completed	
Mobile Card Server/System	Postponed	Due to upgrade to next generation 911

Two Additional Trunk lines	Postponed	Determined that it wasn't needed due to recession and reduced growth
New Software for CAD system	Completed	
Publicity continued for building of Museum/Cultural Center with extras (old houses, artifacts, oral history, and genealogy).	Ongoing	
Get cost and schedule estimates for building Museum/Cultural Center	Ongoing	
Purchase equipment needed to maintain fields and other areas of new park i.e., utility vehicle with attachments, lawn mower, etc	Completed	
Plan for wastewater treatment for new development/increased population	Completed	
Work with the city and the Water Authority to develop a plan for the expansion of the Hiawassee Water Plant.	Completed	
Upgrade Fire Radio Equipment to comply with FCC Narrow Band Requirement	Completed	
Purchase 2 mechanical CPR devices	Completed	
Issue Bid package, Accept bid, issue construction contract, and begin construction on new senior building	Completed	
Expand/Upgrade the Hiawassee Library	Completed	
Publicity continued for building of Museum/Cultural Center with extras (old houses, artifacts, oral history, and genealogy).	Ongoing	
Get cost and schedule estimates for building Museum/Cultural Center	Ongoing	
Final clearing and preparation of park facilities	Complete	
Build and pave roads at new park	Complete	
Hire contractor to design & install electrical & water utilities	Complete	
Hire professional park facility and landscape developer to construct outdoor athletic fields	Complete	
Hire contractor to build concession stands and restroom facilities	Complete	
Purchase utility vehicle - with attachments to maintain ball fields at new park	Complete	
Hire park Supervisor for new park (Fulltime)	Complete	

Purchase lawnmower for new park	Complete	
Upgrade software for 911 mapping	Complete	
Purchase 12 lead monitor and portable ventilator for EMS	Complete	
Renovate old Senior Building for Courthouse Annex	Complete	
Replace, repair, or build at least one bridge	Complete	
Contract for traffic management plan to include the need for road signs and traffic lights	In Progress	
Publicity continued for building of Museum/Cultural Center with extras.	Ongoing	
Hire landscape specialist to construct outdoor facilities including trails, picnic areas, pavilions etc.:	Complete	
Hire playground specialist to design, purchase and construct play areas w/ equipment	Complete	
Hire Contractor to design & construct lighted outdoor pickleball courts at new park	Complete	
Hire architectural firm to design indoor multipurpose building to include 2 court floors, racquetball courts, exercise room, meeting rooms, etc.	Complete	
Hire maintenance person for new park (Full Time)	Complete	
Intensify publicity for building of Museum/Cultural Center with extras.	Ongoing	
Renovate EMS station West due to aging	Complete	
Add Museum/Cultural Center to tax agenda SPLOST	Complete	
Intensify publicity for building of Museum/Cultural Center with extras	Ongoing	
Hire contractor to build indoor multipurpose rec center building at new park	Complete	
Plan Museum/Cultural Center with extras	In Progress	
Purchase ambulance	Complete	
Replace, Repair, or build at least one bridge	Complete	
Hire architectural firm to plan and build Museum/Cultural Center with extras.	Ongoing	
Hire indoor multipurpose building attendants (2 positions - Part Time)	Complete	
Hire contractor to design and build outdoor Olympic size pool at new park	Eliminated	Determined that it wasn't needed.

### **Report of Accomplishments – Hiawassee**

Action	Status	Comment
Map & Code Hiawassee Fire Hydrants	Completed	
Implement Hiawassee Sidewalk Improvement Project	In Progress	
Replace Utility Mobile Reader & City Billing System	Completed	
Pedestrian Cross Walk & Turn Lane	In Progress	
Replace Streak Hill Water Line	Completed	
Seek Designation for Hiawassee as an Appalachian Trail Community	Completed	
Seek to reduce Citywide speed limits to 35 mph.	In Progress	
Report identifying other forms of revenue for City.	Ongoing	
Form a Downtown Development Authority.	Discontinued	Lack of interest
Establish a Downtown Business or Merchant's Association.	Completed	
Develop Hiawassee Master Road Improvement Plan.	Completed	Lack of support
Increase the Hiawassee Hotel-Motel Tax to the state maximum.	Discontinued	
Implement Planning Criteria and Standards for construction.	Completed	
Adopt Ordinance establishing standards and inspection of Manufactured Homes.	Completed	
Petition state and federal officials for a new Post Office.	Completed	
Adopt Ordinance for the inspection of septic system; Mandate the connection of city sewer lines whenever possible.	Completed	
Implement a setback standard from 1933 contour line giving incentives for connection to sewer lines.	Completed	
Hiawassee Mayor's Park	In Progress	
Replace Pumps at Hiawassee Water Plant (Variable speed)	In Progress	
Purchase Hiawassee Patrol Vehicle	Completed	
Increase Number of Hiawassee Fire Hydrants (Fire Protection)	Completed	
Increase Water Storage by adding Additional 150,000 Gallon Tank in Bell Creek Area.	Completed	

Report identifying potential needs and opportunities for expanding medical services.	Ongoing	
Implement a Building Standards Ordinance.	Completed	
Implement a Tree Ordinance.	Completed	
Develop Hiawassee Traffic Management Plan.	Ongoing	
Develop Hiawassee Bike and Pedestrian Master Plan.	Ongoing	
Consider legislation calling for a City Referendum on Liquor by the Drink.	In Progress	
Adopt ordinances ensuring any sale of Adult Beverages must be accompanied by food sales.	In Progress	
Adopt a Historic Buildings Ordinance.	Ongoing	
Provide Public Restrooms on the Hiawassee City Square.	Ongoing	
Double Hiawassee Water Treatment Plant's withdrawal Permit.	Ongoing	
Establish a City Fund to assist private business with exterior or façade improvements based on city theme and standards.	Ongoing	
Implement a Water Restrictions Ordinance.	Completed	
Implement a Storm Water Ordinance to protect Lake Chatuge.	Completed	
Develop Uniform Building Codes and City Planning Requirements.	Completed	
Adopt Storm water Utility Ordinance.	Discontinued	Lack of support
Increase Hiawassee Wastewater Treatment Plant Discharge Permit from 300,000 to 500,000 g.p.d.	Completed	
Implement Nitrogen & Phosphorus Removal at Hiawassee Wastewater Treatment Plant	Completed	
Replace/Upgrade Water Intake at Hiawassee Water Plant	Completed	
Upgrade/Renovate Tanks at the Hiawassee Wastewater Plant	Ongoing	
Purchase Hiawassee Police Station	Completed	
Provide accommodations for a City History Museum.	Discontinued	Lack of support

Report of Accomplishments – Young Harris

Action	Status	Comment
Review zoning and land use policies to ensure compatibility with Comp Plan goals	Completed	Updated in 2014
Identify land & model policies for neighborhood parks	Ongoing	Moved to Long-Term Activities & Programs
Explore codes that require property management for absentee owners (Vacancy provisions)	Ongoing	Moved to Long-Term Activities & Programs
Review enforcement practice of existing codes	Ongoing	Moved to Long-Term Activities & Programs
Form Downtown Development Authority	Ongoing	Moved to Long-Term Activities & Programs
Host outside experts and resources to assess downtown potential	Postponed	2013 DCA brought team to YH for planning and assessment. 2014 had an initial meeting with businesses but nothing after – planning needs to resume and objectives defined.
Designate an Economic Development representative/ professional among staff or officials	Postponed	Moved to Policies & Long-Term Objectives
Speak with Hospital about potential for local clinic	In Progress	Moved to Long-Term Activities & Programs
Speak with College about potential for shared facility	Complete	
Consider specialized transit/ van service	Postponed	
Explore potential for funding current infrastructure improvements (such as flow testing)	In Progress	Will be complete in 2017
Forum with partners to review options for sidewalks, bike paths and pedestrian safety within downtown	In Progress	
Review existing historic preservation ordinances; Amend as needed	Postponed	Moved to Policies & Long-Term Objectives
Survey to determine valued scenic vistas into and from the City	Postponed	To be completed in 2017
Solicit and implement a downtown development plan	Postponed	To be completed in 2018
Research options and issues concerning the potential for a permitting pouring licenses	Complete	Alcohol Ordinance revised in 2014
Research programs to help with home restoration & reducing vacancies	Postponed	Moved to Long-Term Activities & Programs
Develop and implement a trail and sidewalk master plan	In Progress	Will be complete in 2017
Review development regulations for green space requirements; Amend as needed	In Progress	Will be complete in 2017

Explore applications for grants for trails, bike paths, sidewalks and park space	In Progress	Continual – grants to be completed yearly
Review communication of existing codes to owners and citizens	Completed	
Review possible design standards for residential units	In Progress	To be completed in 2017
Develop Targeted business strategy	In Progress	To be completed in 2017
Solicit report summarizing impacts of new alcohol sales on other, comparable communities	Completed	
Explore potential multi-use trail connecting YH with Brasstown Valley Resort	In Progress	To be completed in 2017
Speak w/Co. and College about collaboration on civic space	In Progress	To be completed in 2017
Meeting with GDOT to confirm options for pedestrian and bicycle safety within downtown	In Progress	To be completed in 2017
Report on options for traffic calming and aesthetics on Hwy 76	In Progress	To be completed in 2017
Develop "Green Young Harris" promotion program	In Progress	To be completed in 2017
Establish sustainability committee	Postponed	To be completed in 2017
Establish sustainability goals for City operations	Postponed	To be completed in 2017
Review existing development regulations for tree protection/planting standards; Amend as needed	Completed	
Consider options for development design standards	In Progress	To be completed in 2017
Conduct collaborative long-term growth study between City and College	In Progress	To be completed in 2018
Smoke Test Sewer Lines and Map Lines	Completed	Listed as In Progress in 2010 ROA
Sewer Gravity Dewatering Equipment	In Progress	
Extend Street Lighting	In Progress	Pursuing grants
Improve Streets w/Sidewalks and Curbing	In Progress	Pursuing TE Grant
Renovate City Hall and Improve Community Room Facilities	Completed	Listed as Postponed in 2010 ROA
Purchase 4-Wheel Drive Service Truck	Postponed	Deferred until financially feasible
Develop a Transportation Plan for coordinating local needs with GDOT planning processes	In Progress	To be completed in 2017
Begin using capital improvement plans in long and short term budgeting procedures	Completed	Listed as In Progress in 2010 ROA

Promote Tourism in Cooperation w/County & Civic Organizations	Postponed	Listed as In Progress in 2010 ROA
Have a land use forum for economic development representatives; Use results in Comp Plan update	Postponed	Listed as Postponed in 2010 ROA
Develop coordinated Economic Development Strategy	In Progress	
Nominate the Berry and Miller Houses to National Register of Historic Places	Postponed	Listed as Deferred in 2010 ROA until additional info and support is available
Perform revitalization study for Walker Street area	Postponed	Listed as Deferred in 2010 ROA until financially feasible
Host a housing and development workshop for local officials to review market trends	Postponed	Listed as Deferred in 2010 ROA until financially feasible
Develop a Corridor Management Strategy for the County's arterials	In Progress	To be completed in 2017
Report on ways to bring in more retail and entertainment within the city limits	In Progress	To be completed in 2017
Survey businesses to identify options and needs to foster commercial activity	In Progress	To be completed in 2017
Survey local residents and students to identify business needs and demands	In Progress	To be completed in 2017
Public Safety assessment w/ County and College	In Progress	To be completed in 2018
Consider options for nature themed civic events	In Progress	To be completed in 2017
Review programs that provide homeowners and business with tools to improve sustainability	In Progress	To be completed in 2017

### **Short-Term Work Program**

The third forward-thinking element of the Implementation Program is the Short-Term Work Program (STWP). This identifies specific implementation actions the local government or other entities intend to take during the first five-year time frame of the planning period. This can include any ordinances, administrative systems, community improvements or investments, financing arrangements, or other programs or initiatives to be put in place to realize the plan goals.

2017 - 2021 Short-Term Work Program - Towns County

Year	Action	Estimated Cost	Funding Source	Responsibility
2017- 21	Implement BOE Capital Improvement Projects	TBD	SPLOST	County/Board of Education
2017	New generator for repeater on Bell Mountain	\$10,000	SPLOST and/or County budget	County, Community Emergency Services/911
2017	Emergency Operation Center generator	\$40,000	Grant and/or County budget	County, Community Emergency Services/911
2018	Update Next Generation CAD Program	\$400,000	911 wireless and prepaid fees	County, Community Emergency Services/911
2018	New GIS/GPS mapping equipment/new computers and software	\$20,000	County budget	County, Community Emergency Services/911
2017	Cardboard baler at county transfer station	\$10,000	County budget	County/Solid Waste
2017	New clam bucket 4 wheel drive backhoe	\$100,000	County budget	County/Solid Waste
2017	Tub grinder for county transfer station to grind brush and stumps	\$300,000	County budget	County/Solid Waste
2017	Mountain Christmas lights display enhancement at Georgia Mountain Fairgrounds	\$150,000	Grant (\$100,000) plus Hotel and Motel Tax (\$50,000)	County/Tourism
2017- 2021	Continue to maintain and improve the 18 acres given by the Hal Herrin estate on the summit of Bell Mountain as the Bell Mountain Park and Towns County Historical Site.	TBD	County budget, donations, grants, etc.	County, historical committee, Chamber of Commerce, civic groups

	Inventory all county signs and comply with all new Regulations		County Budget/	
2017	concerning GIS services	TBD	SPLOST	County Gov't
	Contract for traffic management plan to include the need for road		5. 200.	- County Corr
2017	signs and traffic lights	TBD	County Budget	County Gov't
	Maintain opposition to unsubstantiated development that spoils the	155	ooding Daagot	historical
	county's natural and historic resources: limit roadways especially on			committee,
	virgin land, request environmental impact studies by unbiased		County budget,	Chamber of
	agencies and studies to preserve historic structures and view-sheds.		donations, grants,	Commerce, civic
2017	·	\$100	festivals, etc.	groups
	Improve promotion and education about our local national forests,		County budget,	historical
	parks, and environmental resources. Develop more natural		donations, grants,	committee,
	resources and/or restricted areas. Work with USFS, NPS and USDA		festivals, etc.	Chamber of
	Rangers and employees concerning education, management and			Commerce, civic
2017	destructive events such as a drought, fires, rebuilding if necessary.	\$500		groups
			County budget,	historical
	Continue preservation of Lake Chatuge and enforcement of		donations, grants,	committee,
	sediment/erosion programs. Use festivals/tours for education. Work		festivals, etc.	Chamber of
2017	with state and federal agencies including local groups, Ga. Regional	<b>¢</b> E00		Commerce, civic
2017	District Commission and the TVA on BMP including feeder streams	\$500	County budget,	groups historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and maintain the Appalachian National Scenic Trail (AT)		iestivais, etc.	Commerce, civic
2017	and other hiking trails and "leave no trace policy."	\$100		groups
	and only.	ψ.00	County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize the Brasstown Bald Center; work with			Commerce, civic
2017	federal, state and locals to educate	\$100		groups
			County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize scenic mountain and lakeside drives and	<b>*</b>		Commerce, civic
2017	paths. Work with fed, state and locals to highlight preservation.	\$100		groups
	Preserve Cultural Heritage—MUSEUMS & NATIONAL REGISTER.		County budget,	historical
	Seek funding to hire coordinator-curator to promote and maintain		donations, grants,	committee,
	identified areas of historic cultural need. Develop a museum plan for		festivals, etc.	Chamber of
2017	the county and add to historic sites (buildings, view-sheds, districts,	<b>\$</b> 5000		Commerce, civic
2017	etc.); organize plans for State-of-the-Art Museum/Cultural	\$5000		groups

	Center/Performing Arts Center with galleries, auditoriums, festival space, storage space, public digital equipment research area, big screen TVs, etc.			
2017	Preserve Cultural Heritage—MEMORABILIA ARTIFACTS AND DIGITAL RECORDS. Collect old costumes, old photographs, memorabilia, farm and homestead tools, especially the binding and preservation of old county newspapers along with county records and their conversion to digital form. Purchase and update every three to four years digital media devices such as big screen TVs, computers, scanners, tablets, audio and video equipment for recording and presentations. Publicity for genealogy research and processes for proof of ancestors, DNA, etc. with dedicated computers to this goal.	\$5000	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
			County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic
2017	Hamilton Gardens, publicize and maintain the gardens	\$100		groups
2018	Maintain opposition to unsubstantiated development: limit roadways especially on virgin land, request environmental impact studies and studies to preserve historic structures and view-sheds.	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
2018	Improve promotion and education of local national forests, parks, and environmental resources. Develop more natural resources and/or restricted areas. Work with USFS, NPS and USDA Rangers and employees concerning education, management and destructive events such as a drought, fires,	\$500	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
2018	Continue preservation of Lake Chatuge and enforcement of sediment/erosion programs. Use festivals/tours for education. Work with state and federal agencies including local groups, Ga. Regional District Commission and the TVA on BMP including feeder streams	\$500	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups
2018	Promote and maintain the Appalachian National Scenic Trail (AT) and other hiking trails and "leave no trace policy."	\$100	County budget, donations, grants, festivals, etc.	historical committee, Chamber of Commerce, civic groups

			County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize the Brasstown Bald Center work with federal,		icstivals, etc.	Commerce, civic
2018	state and locals to educate	\$100		groups
2010	State and locals to educate	Ψ100	County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize scenic mountain and lakeside drives and		lestivais, etc.	Commerce, civic
2018	paths. Work with fed, state and locals to highlight preservation.	\$100		
2010	Preserve Cultural Heritage—MUSEUMS & NATIONAL REGISTER.	Ψ100	County budget,	groups historical
	Seek funding to hire coordinator-curator to promote and maintain		donations, grants,	committee,
	identified areas of historic cultural need. Develop a museum plan for		festivals, etc.	Chamber of
	the county and add to historic sites (buildings, view-sheds, districts,		lestivais, etc.	Commerce, civic
	etc.); organize plans for State-of-the-Art Museum/Cultural			· · · · · · · · · · · · · · · · · · ·
	Center/Performing Arts Center with galleries, auditoriums, festival			groups
	space, storage space, public digital equipment research area, big			
	screen TVs, etc.			
2018	Screen 1 vs, etc.	\$5000		
2010	Preserve Cultural Heritage—MEMORABILIA artifacts and digital	ΨΟΟΟΟ	County budget,	historical
	records. Collect old costumes, old photographs, memorabilia, farm		donations, grants,	committee,
	and homestead tools, especially the binding and preservation of old		festivals, etc.	Chamber of
	county newspapers along with county records and their conversion		leativals, etc.	Commerce, civic
	to digital form. Purchase and update every three to four years digital			groups
	media devices such as big screen TVs, computers, scanners,			groups
	tablets, audio and video equipment for recording and presentations.			
	Publicity for genealogy research and processes for proof of			
2018	ancestors, DNA, etc. with dedicated computers to this goal.	\$5000		
2010	anocotoro, 2111, oto. With acadeatea compatere to the goal.	φοσσσ	County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
				Commerce, civic
2018	Hamilton Gardens, publicize and maintain the gardens	\$100		groups
	Maintain opposition to unsubstantiated development that spoils the			historical
	county's natural and historic resources: limit roadways especially on			committee,
	virgin land, request environmental impact studies by unbiased		County budget,	Chamber of
	agencies and studies to preserve historic structures and view-sheds.		donations, grants,	Commerce, civic
2019	·	\$100	festivals, etc.	groups

				T
	Improve promotion and education about our local national forests,		County budget,	historical
	parks, and environmental resources. Develop more natural		donations, grants,	committee,
	resources and/or restricted areas. Work with USFS, NPS and USDA		festivals, etc.	Chamber of
	Rangers and employees concerning education, management and			Commerce, civic
2019	destructive events such as a drought, fires,	\$500		groups
			County budget,	historical
	Continue preservation of Lake Chatuge and enforcement of		donations, grants,	committee,
	sediment/erosion programs. Use festivals/tours for education. Work		festivals, etc.	Chamber of
	with state and federal agencies including local groups, Ga. Regional			Commerce, civic
2019	District Commission and the TVA on BMP including feeder streams	\$500		groups
	· ·		County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and maintain the Appalachian National Scenic Trail (AT)		rootivalo, oto.	Commerce, civic
2019	and other hiking trails and "leave no trace policy."	\$100		groups
2013	and other mixing trails and leave no trace policy.	ψ100	County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Drawata and nublicity the Dragatous Bold Contaguage with fodoral		restivais, etc.	
0040	Promote and publicize the Brasstown Bald Center work with federal,	<b>0</b> 400		Commerce, civic
2019	state and locals to educate	\$100		groups
			County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize scenic mountain and lakeside drives and			Commerce, civic
2019	paths. Work with fed, state and locals to highlight preservation.	\$100		groups
	Preserve Cultural Heritage—MUSEUMS & NATIONAL REGISTER.		County budget,	historical
	Hire coordinator-curator to promote and maintain identified areas of		donations, grants,	committee,
	historic cultural need. Develop a museum plan for the county and		festivals, etc.	Chamber of
	add to historic sites (buildings, view-sheds, districts, etc.); organize		, , , , , , ,	Commerce, civic
	plans for State-of-the-Art Museum/Cultural Center/Performing Arts			groups
	Center with galleries, auditoriums, festival space, storage space,			9.000
	public digital equipment research area, big screen TVs, etc.			
2019	pasiis digital equipment rescalen alea, sig soleen 1 vs, etc.	\$15,000		
2013	Preserve Cultural Heritage—MEMORABILIA artifacts and digital	Ψ10,000	County budget,	historical
	records. Collect old costumes, old photographs, memorabilia, farm		donations, grants,	committee,
	and homestead tools, especially the binding and preservation of old		festivals, etc.	Chamber of
	county newspapers along with county records and their conversion			Commerce, civic
	to digital form. Purchase and update every three to four years digital			groups
	media devices such as big screen TVs, computers, scanners,	<b>^</b>		
2019	tablets, audio and video equipment for recording and presentations.	\$500		

	Publicity for genealogy research and processes for proof of			
	ancestors, DNA, etc. with dedicated computers to this goal.			
			County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
				Commerce, civic
2019	Hamilton Gardens, publicize and maintain the gardens	\$100		groups
	Maintain opposition to unsubstantiated development that spoils the			historical
	county's natural and historic resources: limit roadways especially on			committee,
	virgin land, request environmental impact studies by unbiased		County budget,	Chamber of
	agencies and studies to preserve historic structures and view-sheds.		donations, grants,	Commerce, civic
2020	agonolos ana statico to procento motorio en astario ana men en casa.	\$100	festivals, etc.	groups
	Improve promotion and education about our local national forests,	Ψ100	County budget,	historical
	parks, and environmental resources. Develop more natural		donations, grants,	committee,
	resources and/or restricted areas. Work with USFS, NPS and USDA		festivals, etc.	Chamber of
	Rangers and employees concerning education, management and		restivats, etc.	Commerce, civic
2020	destructive events such as a drought, fires,	\$500		groups
2020	destructive events such as a drought, mes,	ΨΟΟΟ	County budget,	historical
	Continue preservation of Lake Chatuge and enforcement of		donations, grants,	committee,
	sediment/erosion programs. Use festivals/tours for education. Work		festivals, etc.	Chamber of
	with state and federal agencies including local groups, Ga. Regional		restivais, etc.	Commerce, civic
2020	District Commission and the TVA on BMP including feeder streams	\$500		
2020	District Commission and the TVA on Bivir including feeder streams	φουσ	County budget,	groups historical
			donations, grants,	committee,
				Chamber of
	Dramata and maintain the Annaloshian National Cooria Trail (AT)		festivals, etc.	
2020	Promote and maintain the Appalachian National Scenic Trail (AT)	\$100		Commerce, civic
2020	and other hiking trails and "leave no trace policy."	\$100	O a control book and	groups
			County budget,	historical
			donations, grants,	committee,
	Decreate and multiplicaths Decretaring Deld Contouring with fordard		festivals, etc.	Chamber of
0000	Promote and publicize the Brasstown Bald Center work with federal,	<b>#</b> 400		Commerce, civic
2020	state and locals to educate	\$100	0	groups
			County budget,	historical
			donations, grants,	committee,
	<b>D</b> (		festivals, etc.	Chamber of
0000	Promote and publicize scenic mountain and lakeside drives and	<b>#</b> 400		Commerce, civic
2020	paths. Work with fed, state and locals to highlight preservation.	\$100	001.007.0	groups
	Preserve Cultural Heritage—MUSEUMS & NATIONAL REGISTER.		SPLOST, County	historical
	Direct the coordinator-curator to promote and maintain identified	<b>.</b>	budget, donations,	committee,
2020	areas of historic cultural need. Initiate intense planning for a	\$15000	grants, festivals, etc.	Chamber of

	museum and continue to add to historic sites (buildings, view-sheds,			Commerce, civic
	districts, etc.). Research SPLOST criteria and make plans for State-			groups
	of-the-Art Museum/Cultural Center/Performing Arts Center with			
	galleries, auditoriums, festival space, storage space, public digital			
	equipment research area, big screen TVs, etc.			
	Preserve Cultural Heritage—MEMORABILIA artifacts and digital		County budget,	historical
	records. Collect old costumes, old photographs, memorabilia, farm		donations, grants,	committee,
	and homestead tools, especially the binding and preservation of old		festivals, etc.	Chamber of
	county newspapers along with county records and their conversion			Commerce, civic
	to digital form. Purchase and update every three to four years digital			groups
	media devices such as big screen TVs, computers, scanners,			
	tablets, audio and video equipment for recording and presentations.			
	Publicity for genealogy research and processes for proof of	•		
2020	ancestors, DNA, etc. with dedicated computers to this goal.	\$500		
			County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
				Commerce, civic
2020	Hamilton Gardens, publicize and maintain the gardens	\$100		groups
	Maintain opposition to unsubstantiated development that spoils the			historical
	county's natural and historic resources: limit roadways especially on			committee,
	virgin land, request environmental impact studies by unbiased		County budget,	Chamber of
0004	agencies and studies to preserve historic structures and view-sheds.	<b>#</b> 400	donations, grants,	Commerce, civic
2021		\$100	festivals, etc.	groups
	Improve promotion and education about our local national forests,		County budget,	historical
	parks, and environmental resources. Develop more natural		donations, grants,	committee,
	resources and/or restricted areas. Work with USFS, NPS and USDA		festivals, etc.	Chamber of
0004	Rangers and employees concerning education, management and	<b>#</b> 500		Commerce, civic
2021	destructive events such as a drought, fires,	\$500	0 1 1 1 1	groups
	Continue process of lake Chatters and automorate of		County budget,	historical
	Continue preservation of Lake Chatuge and enforcement of		donations, grants,	committee,
	sediment/erosion programs. Use festivals/tours for education. Work		festivals, etc.	Chamber of
2024	with state and federal agencies including local groups, Ga. Regional	<b>\$</b> 500		Commerce, civic
2021	District Commission and the TVA on BMP including feeder streams	\$500	County budget	groups
			County budget,	historical
			donations, grants,	committee,
	Dromoto and maintain the Annaloghian National Cossis Trail (AT)		festivals, etc.	Chamber of
2024	Promote and maintain the Appalachian National Scenic Trail (AT)	¢100		Commerce, civic
2021	and other hiking trails and "leave no trace policy."	\$100		groups

			County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize the Brasstown Bald Center work with federal,		restivais, etc.	Commerce, civic
2021	state and locals to educate	\$100		groups
2021	State and locals to educate	Ψ100	County budget,	historical
			donations, grants,	committee,
			festivals, etc.	Chamber of
	Promote and publicize scenic mountain and lakeside drives and		restivais, etc.	Commerce, civic
2021	paths. Work with fed, state and locals to highlight preservation.	\$100		· ·
2021	Preserve Cultural Heritage—MUSEUMS & NATIONAL REGISTER.	ψ100	SPLOST, County	groups historical
	Direct the coordinator-curator to promote and maintain museum		budget, donations,	committee,
	planning which will help identify areas of historic cultural need.		grants, festivals, etc.	Chamber of
	Initiate intense planning for a museum and continue to add to		grants, restivais, etc.	Commerce, civic
	historic sites (buildings, view-sheds, districts, etc.). Use SPLOST			· ·
	funds to start the State-of-the-Art Museum/Cultural			groups
	Center/Performing Arts Center with galleries, auditoriums, festival			
2021	space, storage space, public digital equipment research area, big screen TVs, etc. and hire architectural firm.	\$millions		
2021	Preserve Cultural Heritage—MEMORABILIA artifacts and digital	финнопъ	County budget,	historical
	records. Collect old costumes, old photographs, memorabilia, farm		donations, grants,	committee,
	and homestead tools, especially the binding and preservation of old		festivals, etc.	Chamber of
			lestivais, etc.	
	county newspapers along with county records and their conversion			Commerce, civic
	to digital form. Purchase and update every three to four years digital			groups
	media devices such as big screen TVs, computers, scanners,			
	tablets, audio and video equipment for recording and presentations.			
2021	Publicity for genealogy research and processes for proof of	\$500		
2021	ancestors, DNA, etc. with dedicated computers to this goal.	φυσ	County budget,	historical
				committee,
			donations, grants,	Chamber of
			festivals, etc.	
2021	Hamilton Cardons, publicize and maintain the gardons	\$100		Commerce, civic
<b>ZUZ I</b>	Hamilton Gardens, publicize and maintain the gardens	φιυυ		groups

### 2017 - 2021 Short-Term Work Program – Hiawassee

		Estimated	Funding	
Year	Action	Cost	Source	Responsibility
2017	Implement Hiawassee Sidewalk Improvement Project	250,000	DOT T-Grant/Budget	Hiawassee
2017	Pedestrian Cross Walk & Turn Lane	\$20,000	Dot T-Grant/Budget	Hiawassee
2017	Seek to reduce Citywide speed limits to 35 mph.	NA	NA	Hiawassee
2017	Report identifying other forms of revenue for City.	\$500	City	Hiawassee
2017	Hiawassee Mayor's Park	\$200,000	SPLOST/Budget	Hiawassee
2017	Replace Pumps at Hiawassee Water Plant (Variable speed)	\$80,000	Budget	Hiawassee
2017	Report identifying potential needs and opportunities for expanding medical services.	\$1,000	City	Hiawassee
2017	Develop Hiawassee Traffic Management Plan.	\$5,000	City/GDOT/Other	Hiawassee
2017	Develop Hiawassee Bike and Pedestrian Master Plan.	\$3,000	City/GDOT/Other	Hiawassee
2017	Consider legislation calling for a City Referendum on Liquor by the Drink.	NA	NA	Hiawassee
2017	Adopt ordinances ensuring any sale of Adult Beverages must be accompanied by food sales.	\$1,000	TBD	Hiawassee
2017	Adopt a Historic Buildings Ordinance.	\$1,000	City/ DCA/ Other	Hiawassee
2017	Provide Public Restrooms on the Hiawassee City Square.	TBD	TBD	Hiawassee
2017	Double Hiawassee Water Treatment Plant's withdrawal Permit.	\$2.6 million	USDA/Water Rates	Hiawassee
2017	Improvements at Hiawassee Water Treatment Plant: Third filter & related building & equipment.	\$1.3 million	SPLOST/GEFA/Reserves/ Water Rates	Hiawassee
2017	Rehab Digester at the Hiawassee Wastewater Plant	\$50,000	SPLOST/Budget	Hiawassee
2017	Sewage Infiltration & Inflow Project.	\$300,000	USDA/SPLOST/GEFA/Water Rates	Hiawassee
2017	Replace 2,200 Water Meters.	\$500,000	GEFA Grant Loan/Water Budget/Splost	Hiawassee
2017	Rehab Sewer Lift Stations. [Study in 2016]	\$250,000	GEFA USDA Grant Loan/Sewer Budget	Hiawassee
2017	Establish a City Fund to assist private business with exterior or façade improvements based on city theme and standards.	TBD	TBD	Hiawassee
2017	Upgrade/Renovate Tanks at the Hiawassee Wastewater Plant	\$250,000	USDA/Budget	Hiawassee

2017	Pedestrian PO Cross Walk, Intersection & Turn Lanes.	\$40,000	SPLOST	Hiawassee
2018	Downtown Development: Hiawassee City Square Renovation	\$50,000	SPLOST/Budget/DOT/ARC	Hiawassee
2018	Replace Pumps at Hiawassee Water Plant (Variable Speed).	\$100,000	SPLOST/ Reserves/Budget/GEFA	Hiawassee
2019	Increase Wastewater Treatment Plant Discharge Permit from 300,000 to 500,000 gpd.	\$1,000,000	USDA/SPLOST/GEFA/Water Rates	Hiawassee
2020	Comprehensive Sidewalk Replacement	\$400,000	Ga.Toll Way Authority Grant Loan/General Budget	Hiawassee
2021	Increase Water Storage by adding Additional 150,000 Gallon Water Tank in Bell Creek Area.	\$300,000	SPLOST/GEFA/Budget	Hiawassee
2021	Install Sewer Plant Influent Screen [Study in 2016]	\$200,000	GEFA Grant Loan/Sewer Budget	Hiawassee

### 2017 - 2021 Short-Term Work Program – Young Harris

		Estimated	Funding	
Year	Action	Cost	Source	Responsibility
2017	Host outside experts and resources to assess downtown development potential	\$1,000	City	City; Chamber; DCA; GMRC
2017	Consider specialized transit/ van service		City; Grants; GDOT	City
2017	Identify funding options for current infrastructure improvements	NA	NA	City
2017	Forum with partners to review options for sidewalks and pedestrian safety/crosswalks within downtown	NA	NA	City
2017- 19	Review the possibility of a historic preservation ordinance or other similar protection measures.	\$1,000	City; Grants; DNR	City; GMRC
2017	Survey to determine valued scenic vistas into and from the City	\$500	City; Grants; DNR	City; GMRC
2017	Solicit and implement a Downtown Development Plan	\$10,000	City; Grants; DCA	City
2017	Research programs to help with home restoration & reducing vacancies	TBD	TBD	City
2017- 20	Develop and implement a trail and sidewalk master plan	\$3,000	City; Grants; GDOT	City; GMRC
2017- 18	Review development regulations for green space requirements; Amend as needed	\$3,000	City; Grants; DNR	City
2017- 20	Explore applications for grants for trails, sidewalks and park space	TBD	City; Grants; DNR	City
2018	Review enforcement and communication of existing codes with owners and citizens	NA	NA	City
2018- 19	Review possible design standards for residential units	\$3,000	City; Grants; DCA	City
2018- 20	Develop targeted business and branding strategy	\$3,000	City; Grants; DCA	City
2018- 19	Explore potential multi-use trail connecting YH with Brasstown Valley Resort	TBD	City; Grants; DNR	City
2018- 19	Speak w/County and College about collaboration on public/civic space	NA	NA	City
2018- 19	Meeting with GDOT to confirm options for pedestrian safety within downtown such as additional crosswalks and other improvements	NA	NA	City
2018- 20	Report on options for traffic calming and aesthetics on Hwy 76	\$3,000	City; Grants; GDOT	City
2018- 19	Develop "Green Young Harris" promotion program	TBD	City; Grants; DNR	City

2018	Establish sustainability committee	NA	NA	City
2018	Establish sustainability goals for City operations	TBD	City; Grants; DNR	City
2018	Develop report assessing options for development design standards	\$5,000	City; Grants; DNR	City
2018	Conduct collaborative long-term growth study between City and College	\$5,000	City; Grants; DCA	City
2018- 20	Conduct annexation feasibility study of neighborhoods and subdivisions to continue enabling the city to be pedestrian and bicycle friendly, a diverse and vibrant place to live, work and visit.	TBD	City; Grants; DCA	City; Chamber; DCA; GMRC
2018	Sewer Gravity Dewatering Equipment			
2018- 2020	Extend Street Lighting	TBD	City; Grants; TE	City, Community
2018	Implement streetscape/sidewalk plan focusing on streets w/sidewalks, curbing, crosswalks and other pedestrian improvements.	\$250,000	City, Grants, TE	City, Community
2018	Purchase 4-Wheel Drive Service Truck	\$20,000	City	City
2018- 21	Have a land use forum for economic development representatives; Use for future Comp Plan updates	TBD	City, County, Tourism	City, County, Tourism
2018- 21	Develop coordinated Economic Development Strategy	TBD	City, County, Tourism	City, County, Tourism
2018- 2020	Nominate the Berry and Miller Houses to National Register of Historic Places	TBD	City, County	City, County
2018- 19	Perform revitalization study for Walker Street/old BREMC building area	TBD	City, SPLOST, Grants	City, County, Economic Development
2018	Host a housing and development workshop for local officials to review market trends and identifies the needs of all citizens and demographics.	TBD	City, SPLOST, Grants	City, County, Economic Development
2018	Develop a Corridor Management Strategy for the County's arterials	TBD	City, SPLOST, Grants	City, County, Economic Development
2019	Report on ways to bring in more retail and entertainment within the city limits	TBD	City; Grants; DED	City
2019	Survey businesses to identify options and needs to foster commercial activity	\$1,000	City; Grants; DED	City
2019	Survey local residents and students to identify business needs and demands	\$1,000	City; Grants; DED	City
2019	Public safety assessment w/ County and College	\$1,000	City; Grants; DCA	City

2020- 21	Consider options for nature themed civic events	NA	NA	City
2020- 21	Review programs that provide homeowners and business with tools to improve sustainability	\$1,000	City; Grants; DNR	City

### **IV. APPENDICES**

- A. Georgia Mountains Regional Commission Area Labor Profile
- **B. Towns County Area Labor Profile**
- C. Towns County, Hiawassee and Young Harris Census Data
- D. Towns County Comprehensive Plan Public Comment Survey Sample
- E. Towns County Comprehensive Plan Public Comment Survey Response Summary: Paper Surveys
- F. Towns County Comprehensive Plan Public Comment Survey Response Summary: Online Surveys
- **G. Comprehensive Plan Meeting Summaries**

#### A. Georgia Mountains Regional Commission Area Labor Profile



	Number	Employment	4730000	WEEKLY
Goods-Producing	2 933	54.069	23.5	839
Acronibus Forestry Fishing and Hunting	130	1 500	200	178
Mining Quarrent and Oil and Gas Extraction	5	470	3 0	1380
Construction	1.897	12 449	5.4	883
Manufacturing	878	39.850	17.3	823
Apparel	=	208	0.1	915
Beverage and Tobacco Product	15	343	0.1	770
Chemical	46	1,465	9.0	1,120
Computer and Electronic Product	28	1,201	0.5	1,530
Electrical Equipment, Appliance, and Component	12	1,132	0.5	1,078
Fabricated Metal Product	138	3,080	P)	929
Food	83	14,990	6.5	999
Furniture and Related Product	75	1,190	0.5	742
Leather and Alied Product	-	•	•	•
Machinery	62	3,323	1.4	912
Miscelaneous	78	1.852	9.0	1,113
Normatalic Minaral Product	25	393	0.2	763
Paper	60	114	0.0	719
Petroleum and Coal Products	es e	•	•	
Plestics and Rubber Products.	3	1,423	9.0	760
Primary Metal	10	622	0.3	954
Printing and Related Support Activities	68	1,392	9.0	942
Textile Mills	52	2,168	6.0	268
Textile Product Milh	Z,	183	0.1	551
Transportation Equipment	38	3,808	1.7	932
Wood Product	26	919	0.4	584
Service-Providing	12,582	142,119	81.8	758
Utilities	40	1,13	0.5	1,369
Wholesale Trade	1,167	11,454	0.0	1,280
Retail Trade	2,184	29,533	12.8	483
Transportation and Warehousing	384	4,990	2.2	837
Information	217	2,223	0.1	1,185
Finance and insurance	830	5,292	2.3	1,227
Real Extete and Rental and Leasing	641	1,700	0.7	814
Professional, Scientific, and Technical Services	2,071	8,856	9.0	1,197
Management of Companies and Enterprises	72	2,604	1.1	1,927
Administrative and Support and Vérste Management and Remediation Section	1,024	13,031	5.7	601
Educational Services	169	4,112	4.8	545
Health Care and Social Assistance	1,393	27,034	11.8	838
Arts, Entertainment, and Recreation	241	2,601	1.1	2,007
Accommodation and Food Services	1,160	22,912	10.0	285
Other Services (except Public Administration)	686	4,643	2.0	999
Unclassified - Industry not assigned	1,087	1,080	0.5	946
Total - Private Sector	16,602	197,267	85.7	782
Total - Government	527	32,785	14.3	717
Federal Government	92	1,222	0.5	1,105
State Government	184	5,327	C4 67	724
Local Government	248	28,238	11.4	269
ALL INDUSTRIES	17.179	230.052	4000	277

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	TEN LARGEST EMPLOYERS	3	SIZE CLASS	
	Georgia Mountains RC	Employees	Establishments	Employment
	Fieldale Further Processing	9-0	10,561	13,790
	Ingles Markets, Inc.	5-8	2,431	16,081
	Northeast Georgia Medical Center, Inc.	10.19	1,699	23,066
	Northside Hospital, Inc.	20 - 49	1,266	38,269
	PCS	96 - 99	491	34,464
	Pilgrim's Pride Corporation	100 - 249	276	40,315
	Tyson Poutry, Inc.	250 - 499	74	24,203
	University of North Georgia	986 - 989	23	15,203
	Vidory Processing, LLC	1000 - and over emplyees	12	20,254
- Wiceles	Walman	Total	16,833	225,645
Source	nove.  Appropriate schulding all government approfes except correctional institutions, state and local hospitals, state colleges and universibles. Data shown for the Third Quarter of 2015. Employers are issed alphabetically by area, not by the number of employees.  Source: Georgia Department of Labor.	Note: Data shown for I	Note: Data shown for the Third Quarter of 2015.	

## Education of the Labor Force

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Georgia Mountains RC			PERCEN	PERCENT DISTRIBUTION BY AGE	BY AGE	
	PERCENT OF TOTAL	18-24	25-34	35-44	45-64	65+
Bementary	7.5%	4.8%	9.2%	6.4%	5.3%	13.6%
Some High School	11,8%	19.5%	11.9%	10 A 25 A	9.4%	14.8%
High School Grad/GED	30.8%	34.9%	29.7%	27.3%	31.7%	31.2%
Some College	20.8%	33.7%	20.4%	18.4%	20.2%	16.6%
College Grad 2 Yr	5.9%	3.0%	6.3%	7.2%	7.1%	3.6%
College Grad 4 Yr	15.6%	3.7%	16.0%	22.3%	17,0%	12.2%
Post Graduate Studies	7.6%	0.4%	6.5%	9.2%	9.3%	8.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.096	100.0%

Totals are based on the portion of the labor force between ages 18 - 65+. The "Some College" category repre than two years of college and no degree.

Source: U.S. Census Bureau - 2010 Decennial Census



PROGRAMS	TOTAL (	TOTAL GRADUATES	TES	PERCENT CHANGE	ANGE
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bookkeeping*	127	124	251	-2.4	102.4
Administrative Assistant and Secretarial Science, General	88	99	124	180	87.9
Aesthetician/Esthetician and Skin Care Specialist*	16	77	43	31.3	104.8
Allied Health and Medical Assisting Services, Other	104	<u>-6</u>	8	-12.5	5.5
Autobody/Collision and Repair Technology/Technician"	88	25	81	36.8	55.8
Automobile/Automotive Mechanics Technology/Technician*	16	132	203	45.1	53.8
Business Administration and Management, General*	8	9	117	14.3	192.5
Business Administration, Management and Operations, Other	1	12	32	71.4	166.7
CAD/CADD Draffing and/or Design Technology/Technician"	10)	F	Į.	37.5	0.0
Child Care and Support Services Management*	14	ev		0.0	0.05
Child Care Provider/Assistant"	88	66	159	12.5	9 0 9
Clinical/Medical Laboratory Technician	16	14	10	42.5	9/90
Commercial Photography*	16	2	22	-18.8	153.8
Computer Installation and Repair Technology/Technician*	11	R	26	1,001	143.5
Cosmetology/Cosmetologist, General*	179	185	316	3.4	70.8
Criminal Justice/Safety Studies"	7.9	99	124	た男	148.0
Culinary Arts/Chef Training	56	22	24	-15.4	1.6
Customer Service Support/Call Center/Teleservice Operation	n	in	13	150.0	160.0
Data Entry/Microcomputer Applications, General®	đ.	18	46	m o	155.6
Data Processing and Data Processing Technology/Technician*	23	28	30	8.7	20.0
Dental Assisting/Assistant	14	12	26	-16.3	116.7
Design and Visual Communications, General*	ch	w	17	1777	183.3
Drafting and Design Technology/Technician, General*	45	60	17	199-	90.0
Early Childhood Education and Teaching"	42	38	25	N) TP	90.09
Bethical and Power Transmission installation/installer, General	12	10	16	-16.7	0.09
Bectrician*	21	33	B	1.75	8.06
Emergency Medical Technology/Technician (EMT Paramedic)*	86	119	219	21.4	84.0
Entrepreneurship/Entrepreneunal Studies	4	-	a	0.92	0.008
Environmental Control Technologies/Technicians, Other	10	so.	10	-50.0	100.0
Fire Prevention and Safety Technology/Technician"	**	2	100	100.0	200.0
Fire Science/Fire-fighting"	đì	5	12	66.7	-30.0
Fire Services Administration	*	64	13	100.0	550.0
Food Preparation/Professional Cooking/Kitchen Assistant*	18	20	21	11.1	5.0
Golf Course Operation and Grounds Management*	7	100	\$	14.3	87.5
Graphic Design*	62	4		100.0	-75.0
Health Services/Allied Health/Health Sciences, General"	45	49	216	48.9	222.4
Healing, Air Conditioning, Ventilation and Refrigeration Maintenance Technology <sup>(*)</sup>	78	76	140	-2.6	84.2

PROGRAMS	TOTAL (	TOTAL GRADUATES	TES	PERCENT CHANGE	ANGE
	2013	2014	2015	2013-2014	2014-2015
Industrial Mechanics and Maintenance Technology*	90	116	148	28.9	27.6
riterior Design"	10	9	45	100.0	650.0
Licensed Practical/Vocational Nurse Training	84	S	130	の場	145.3
Lineworker	45	25	45	15.6	-13.5
Machine Shop Technology/Assistant*	90	76	105	26.7	38.2
Marine Maintenance/Fitter and Ship Repair Technology/Technician	10	4	æ	90.09	125.0
Marketing/Marketing Management, General	WD.	F	Ф	0.00-	200.0
Mechanic and Repair Technologies/Technicians, Other		-	10	188.7	500.0
Medical Insurance Coding Specialist/Coder?	13	11	47	15.4	545
Medical Office Assistant/Specialist*	63	38	79	1.96.1	64.1
Medical Office Management/Administration	10	NO.	18	272	280.0
Medical/Clinical Assistant	143	135	230	in in	70.4
Network and System Administration/Administrator	44	42	123	44年	192.9
Nursing Assistant/Aide and Patient Care Assistant/Aide"	144	147	248	2.1	68.7
Pharmacy Technician/Assistant*	77	4	21	お野	61.5
Phiebotomy Technician/Phiebotomist*	15	15	13	0.0	-13.3
Professional, Technical, Business, and Scientific Writing*	+	*	14	0.0	250.0
Radiologic Technology/Science - Radiographer	11	11	\$	0.0	-23.5
Retailing and Retail Operations*	273		1	1.99	0.009
Surgical Technology/Technologist	13	14	21	7.7	20.0
Tool and Die Technology/Technicisn"	100	10	1	375	40.0
Web Page, Digital/Multimedia and Information Resources Design <sup>o</sup>	1	11	22	142.9	-23.5
Welding TechnologyMelder	208	240	467	0	4 年代

durce: Technical College System of Georgia

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Note: Please visit TCSG website for any college configuration changes.

	TOTAL	Mgt	Bus, and Finance	Comp. and Arch.	Eng	Life and Soc. Svcs.	Comm. and Svcs	regel	Ed. and Training	Arts and Design	Health	Health Support
Banks	147	38	37	80	87	0	0	63	22	11	a	14
Dawson	297	46	55	61	8	40	4.	CV	30	27	29	15
Forsyth	2,563	532	438	724	238	45	22	15	113	145	218	34
Franklin	337	23	120	31	46	0	m	0	16	12	23	64
Habersham	1,024	84	87	101	87	74	0	on	215	81	96	190
ᄪ	1,748	258	136	396	117	8	122	18	245	156	141	149
Hart	345	31	48	90	*	72	0	~	24	10	36	28
Lumpkin	250	37	0	31	9	0	o	N	43	44	41	24
Rabun	209	36	30	20	10	0	5	ħ	11	23	9	40
Stephens	756	64	80	146	142	10	10	13	63	47	62	119
Towns	109	38	92	2	0	0	0	0	4-	0	12	17
Union	454	140	4	55	8	80	K	19	n	30	E	K
White	361	17	m	61	80	N	~	0	on	11	33	62
Subtotal Area	8,600	1,494	1,053	1,725	739	225	221	124	808	607	111	827

Distriction of the Asset	The self-dependent	Deskinder (SERVINE PROPERTY AND SER	The stiffe of the state of the	C. Abbitration	and schedulink	Destination of the street of the state of th	Heart Part of the land	CONTROL OF THE REAL PROPERTY.	Problems (			
	TOTAL	Protect	Prep P	Ground	Personal	Sales	Office	Farm, and Forestry	Constitution	Installation Main.	Prod.	Trans and Moving
Banks	1,333	22	45	17	25	170	377	6	38	83	389	158
Dewison	1,076	-	43	9	15	336	335	-	24	79	\$	107
Forsyth	3,790	72	103	=	71	765	1,678	8	107	153	369	453
ranklin	2,522	56	67	19	19	125	484	29	125	209	866	523
Habersham	6,995	57	170	138	159	429	1,677	46	195	504	2,111	1,509
tall	6,519	127	247	101	154	458	1,604	53	381	593	1,758	1,043
Hart	2,133	16	27	23	25	161	451	10	27	#	982	372
Lumpkin	1,013	4	9	24	45	177	273	4	72	83	200	148
Rebun	1,051	25	138	59	5	66	248	4	29	111	127	135
Rephens	8,571	88	163	54	88	706	1,577	84	176	480	3,007	2,169
owns	989	118	39	28	42	78	171	0	38	75	88	
Union	1,971	33	123	36	29	335	545	0	142	118	277	333
White	2,226	4	169	11	48	300	421	48	70	182	603	
Subtotal Area	40.089	638	1,372	594	777	4.139	9.841	261	1.429	2.683	10.842	7.508

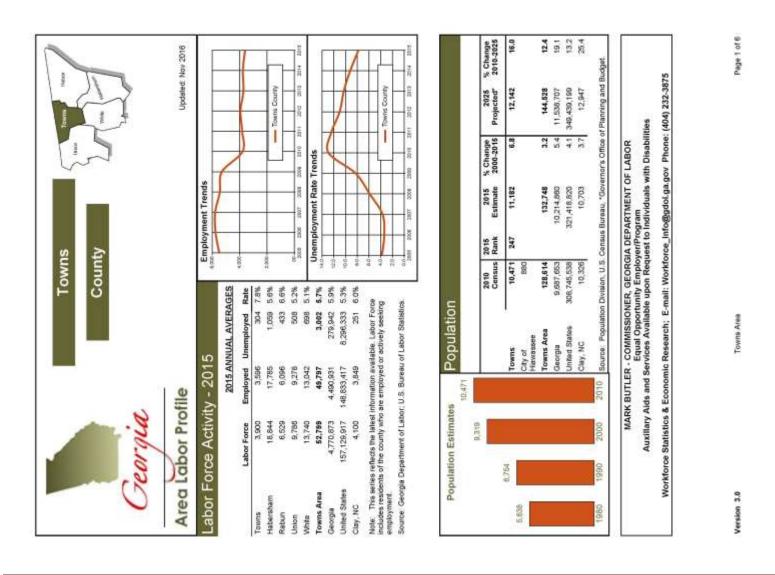
# Georgia Department of Labor Location(s)

2756 Atlanta Hwy Gainsville GA 30504 Phone: (770) 535 - 5484

(770) 531 - 5699

For copies of Area Labor Profiles, please visit our website at: http://doi.georgia.gov.or.contact.Workforce.Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Blvd N.E. Allanta, GA. 30303-1751. Phone: 404-232-3875; Fax: 404-232-3885 or Email us at workforce\_nfo@gdoi.ge.gov

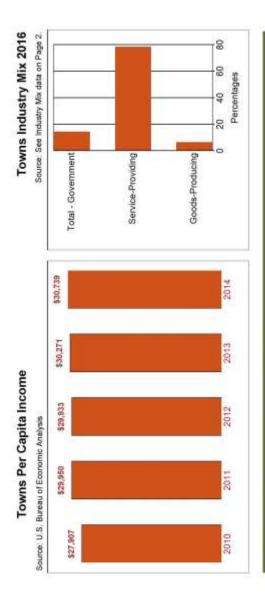
#### **B. Towns County Area Labor Profile**



5
-

Control Cont			Towns	8	-		Towns Area		
In Frendency (marker)         65         245         68         678         69         713         714	INDUSTRY	OF FIRMS	NUMBER	PERCENT	WEBKLY	OF FIRMS	1	PERCENT	WEEKLT
### State of the first and clear and	Goods-Producing	99	245	6.6	628	604	7,866	21.3	778
1	Agriculture, Forestry, Fishing and Hunting	en		*(1	* 1	46	528	1.4	798
17   131   3.6   55.3   3.96   1631   4.4     12   1.02   2.6   71.9   190   5.670   15.3     13   1.0   1.0   1.0   1.0   1.0     1   1   1   1   1.0   1.0   1.0     1   1   1   1.0   1.0   1.0     1   1   1   1.0   1.0   1.0     1   1   1   1.0   1.0   1.0     1   1   1   1.0   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0   1.0     1   1   1.0     1   1   1.0   1.0     1   1	Mining, Quarrying, and Oil and Gas Extraction	60	*	*	٠	on.	8	0.1	1,123
12   102   2.8   719   160   5670   15.3	Construction	1-4	131	62	553	389	1,631	4.4	673
1	Manufacturing	ņ	102	2.8	719	160	5,670	15.3	801
1   0.2   0.1     1   0.2   0.1     1   0.2   0.1     1   0.2   0.1     1   0.2   0.1     1   0.2   0.1     1   0.2   0.1     1   0.2   0.1     1   0.3   0.1     1   0.4   0.1     1   0.5   0.1     1   0.1	Beverage and Tobacco Product	_	•	•	•	9	88	0.1	553
1	Printing and Related Support Activities	N		•	٠	43	61	0.2	554
1   1   1   1   1   1   1   1   1   1	Chemical	2	•	*	•	9	٠	•	*
1   1   1   1   1   1   1   1   1   1	Nonmetalic Mineral Product	-	•	•	•	4	88	0.1	635
1   1   1   1   1   1   1   1   1   1	Fabricated Metal Product	-		٠	٠	d)	375	1.0	772
1	Electrical Equipment, Appliance, and					•	1		
1	Component	-	•		•	N :	, ;		
23 17 0.5 0.59 119 119 119 119 119 119 119 119 119 1	Furniture and Related Product	-			•	5	14	0.5	503
10	Miscellaneous	67	17	0.5	659	49	999	2.8	1,478
10	Petroleum and Coal Products	0 (	0 1	0.0	0 (			•	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Primary Metal	0	٥	0.0	0	-	•	•	•
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Computer and Electronic Product	0	0	0.0	0	64	•	•	•
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Taxilia Product Mills.	0	0	0.0	0	7	•	•	•
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Apparel	0	0	0.0	0	v	8	0.2	
100	Plastics and Rubber Products	0	0	0.0	0	4	171	0.5	
Color	Textile Milks	0	0	0.0	0	un.	1,005	2.7	469
231 2,886 78.2 454 2,919 21,937 59.4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Transportation Equipment	0	0	0.0	0	7	•	•	•
15   15   15   15   15   15   15   15	Machinery	0	0	0.0	0	1	132	0.4	834
231 2,886 78.2 454 2,319 21,937 59.4 1	Food	0	0	0.0	0	4	•	•	
231 2,886 78.2 454 2,319 21,937 58.4 1.2 1.1 1.1	Wood Product	0	0	0.0	0	50	128	0.3	603
1	Service-Providing	234	2,886	78.2	454	2,319	21,937	59.4	538
14   0.4   0.7   0.4   0.7   0.4   0.7   0.4   0.7   0.4   0.7   0.4   0.7   0.4   0.7   0.4   0.7	Utilities	- 1			. 1	9 !	829	7	1,300
1	Wholesale Trade	- 1	7	0.4	672	107	510		888
1	Retail Trade	96	368	10.0	326	4 (	5,452	14.0	433
16 70 19 900 141 760 21 13  21 73 20 423 141 760 21 13  21 73 20 423 141 760 21 14  22 55 15 893 220 681 1.6  23 70 19 374 132 847 2.3  24 2157 552 150 535 250 3,186 8.6  24 59 16 207 39 318 0.9  34 783 212 299 326 4,716 12.8  19 19 0.5 480 147 623 177  4 25 0.5 554 178 7,143 19.3  5 64 1.7 622 69 1,236 3.3  6 451 12 540 482 7,236 3.3  6 451 12 540 482 7,236 3.3  6 451 12 540 482 7,236 3.3  6 451 12 540 482 7,143 19.3  8 64 1.7 622 69 1,236 3.3  8 64 1.7 622 69 1,236 3.3  8 650 7 810 824 148 825 14.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  8 7 7443 19.3  9 7 7 810 85.4  9 8 7 7 810 85.4  9 8 7 7 810 85.4  9 8 7 7 8 80.7  9 8 7 7 8 80.7  9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	Transportation and Warehousing	יית	18	0.5	0.00	99	8 5	7	21
10	information	4 6	2 6	80.	906	75 :	482	2 .	97)
25 55 15 893   220 661 16	Finance and insurance	0 1	2 1	n 6	200		200	4 6	471.1
10.	Real Estate and Rental and Leasing	17	2	20	\$73	120	587	0.0	200
10         0         0         0         0         0         14         15	Services	25	55	1.5	893	220	681	£.	737
13	Management of Companies and	c	•	6	c	d	640	;	1 3 6 6
13   70   14   152   147   152   147   153   147   153   147   143   1	Administrative and Support and Waste	•		0.0	>	5	2		
2	Management and Remediation Services	13	70	1.9	374	132	847	2.3	454
27         552         15.0         535         250         3,186         8.6           4         59         1.6         207         39         318         0.9           34         763         212         299         326         4,716         12.8           12         20         0.5         554         176         639         1,7           19         19         0.5         480         147         154         0.4           19         19         0.5         480         1,78         7,43         19.3           4         2         0.7         810         37         270         0.7           9         64         1,7         622         69         1,236         3.3           6         451         122         540         3,101         36,947         100.0	Educational Services	2	•	•	•	24	2,157	5.8	
4         59         16         207         39         318         09           34         703         212         299         326         4/716         128           12         20         0.5         554         176         639         1,7           315         3,150         854         468         2,923         28,803         80.7           4         25         0,7         810         37         270         0,7           9         64         1,7         622         69         1,236         3.3           6         451         122         540         482         5,637         15.3           334         3,690         100,0         482         3,101         36,947         100,0	Health Care and Social Assistance	27	552	15.0	535	250	3,186	8.6	
34         763         212         299         326         4,716         128           12         20         0.5         554         176         639         1,7           18         19         0.5         480         147         154         0.4           18         3,150         85.4         468         2,923         28,803         80.7           4         25         14.6         562         178         7,143         19.3           4         25         64         1,7         622         69         1,236         3.3           6         451         122         540         72         5,637         15.3           334         3,690         100.0         482         3,101         35,947         100.0	Arts, Entertainment, and Recreation	4	99	0.	202	38	318	60	292
12 20 0.5 554 176 639 1.7 19 19 0.5 480 147 154 0.4 315 3,150 85.4 468 2,923 29.803 80.7 19 540 14,6 562 77 270 0.7 19 64 1.7 622 69 1,236 3.3 6 451 12.2 540 72 5,637 15.3 334 3,690 100.0 482 20.3101 35,947 100.0	Accommodation and Food Services	40	783	21.2	299	326	4,716	12.8	273
19 19 0.5 480 147 154 0.4 315 3,150 85.4 468 2,923 29,803 80.7 19 540 14,6 582 178 270 0.7 9 64 1,7 622 69 1,236 3.3 6 451 12.2 540 72 5,637 15.3 334 3,690 100,0 482 2,034 100.0	Other Services (except Public	12	20	9 0	927	178	639	17	483
315 3,150 85.4 468 2,923 29,803 80,7 19 540 14.6 562 1778 7,143 19,3 4 25 0,7 810 37 270 0,7 9 64 1,7 622 69 1,236 3,3 6 451 12,2 540 72 5,637 15,3 334 3,690 100,0 482 3,101 36,947 100,0	Unclassified - Industry not assigned	en er	60	0.5	480	147	154	0.4	583
ment 19 540 14,6 562 178 7,143 19,3 ment 4 25 0,7 810 37 270 0,7 et 1 1,7 622 69 1,236 3,3 et 1 12,2 540 72 5,637 15,3 et 1 3,690 100.0 482 3,101 36,947 100.0	Total - Private Sector	315	3,150	85.4	468	2,923	29,803	80.7	909
ment 4 25 0,7 810 37 270 0,7 810 set 1,7 622 69 1,236 3,3 8,637 15,3 8,637 15,3 8,637 15,3 8,637 15,3 8,637 100,0 482 3,101 36,947 100,0	Total - Government	49	540	14.6	295	178	7,143	19.3	639
ort 69 1,756 33 ort 6 451 122 540 72 5,637 15,3 334 3,690 100,0 482 3,101 36,947 100,0	Federal Government	4	25	2.0	810	37	270	0.7	932
or 6 451 12.2 540 72 5.637 15.3 3.34 3,690 100.0 482 3,101 35,947 100.0	State Government	an	64	1.7	622	69	1,736	60	623
334 3,690 100,0 482 3,101 36,947 100,0	Local Government	9	451	12.2	240	72	5,637	15.3	629
	ALL INDUSTRIES	334	3,690	100.0	482	3,101	36,947	100.0	809

roe: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance law



# Top Ten Largest Employers - 2015\*

	Towns	Towns Area
	Advanced Digital Cable, Inc. Anchor South Employment Services Blue Ridge Mountain Electric Membership	Chatuge Regional Hospital, Inc.
	Corporation Brother's At Willow Ranch	Ethioon, Inc.
	Chatuge Regional Hospital, Inc. Fortune Business Solutions	Ingles Markets Inc Georgia Regional
	Ingles Markets, Inc. K-B Health Technology, Inc.	Mountain Education Cerrier, inc. Mt. Vernon Mills, inc.
	Sodexo USA, Inc. Young Harris College	PCS
*Nate:	Represents employment covered by unemployment ingurance excluding all government agencies except	United Community Bank
	correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2015. Employers are listed alphabetically by	Young Harris College
Source	area, not by the number of employees. Georgia Department of Labor	

COUNTY Towns Habersham White

## Commuting Patterns

EMPL	<b>EMPLOYED RESIDENTS OF</b>		PERSON	PERSONS WORKING IN	
	Towns		0.00	Towns	
COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL	COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Towns, GA	2,837	24.0	Towns, GA	2,837	66.4
Union, GA	321	8.4	Union, GA	999	13.0
Clay, NC	204	6,3	Clay, NC	¥	8.0
Rabun, GA	103	2.7	Cherokee, NC	302	7.7
Gwinnett, GA	62	2.1	Habersham, GA	18	1.9
Fulton, GA	54	4.	Gilmer, GA	35	0.8
Cobb, GA	88	1.0	Fannin, GA	32	0.7
Cherokee, NC	¥	60	Hamilton, TN	8	0.5
Other	162	42	Other	99	1.5
Total Residents:	3,832	100.0	Total Residents:	4,270	100.0

Note: Other category represents employment from U.S. counties only. Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Fles.

Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

Version 3.0 Towns Area

Page 3 of 6

### Education of the Labor Force

| TOMES AFTER: | PERCENT DEFINENCY PACE | PERC

Mid. - Total an band of the principal to Bounday November 2005 No. Co. The Young College's Objective principal and the second of the second of

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	MBIC	PRINCIP	TOTAL
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2	88	1	88
	8	•	8
ai	<b>SR</b>	10	8
ms Area	TATE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NA		100

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Sens: The Governit Office of State of Adeleumen by Bengal.

### Calleges and Universities

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**SPECIFE** 

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	-	IOIAL GRADUATES	TES	TERCEN CHANGE	HANGE
	2013	2014	2015	2013-2014	2014-2015
Accounting Technology/Technician and Bockkeeping*	31	23	49	-25.8	191.3
Administrative Assistant and Secretarial Science, General	23	38	99	-28.3	126.3
Allied Health and Medical Assisting Services, Other	82	t.	74	-13.4	4.2
Autobody/Collision and Repair Technology/Technician*	32	23	38	12.0	25.0
Automobile/Automotive Mechanics Technology/Technician*	38	30	28	-16.7	93.3
Business Administration, Management and Operations, Other	1-	12	32	71.4	166.7
Clinical/Medical Laboratory Technician	10	w	ç	-50.0	0.0
Commercial Photography*	16	13	33	#7	153.8
Computer Installation and Repair Technology/Technician*	64	4	6	100.0	125.0
Cosmetology/Dosmetologist, General*	89	52	99	9.50	122.2
Criminal Justice/Safety Studies	28	33	20	17.9	51.5
Culinary Acts/Chef Training	26	22	24	15.0	9.1
Customer Service Support/Call Center/Teleservice Operation	64	w	13	150.0	160.0
Bechiclen*	10	17	32	170.0	18.5
Emergency Medical Technology/Technidian (EMT Paramedic)*	90	22	88	10.0	78.2
Environmental Control Technologies/Technicians, Other	10	vo.	10	-20.0	100.0
Food Preparation/Professional Cooking/Kitchen Assistant*	48	20	72	11.1	5.0
Golf Course Operation and Grounds Management"	7	60	15	14.3	87.5
Health Services/Allied Health/Health Sciences, General?	59	53	177	82.8	234.0
Hesting, Air Conditioning, Venitiation and Refrigeration. Maintenance Technology/	23	42	8	200	114.3
Industrial Mechanics and Maintenance Technology*	11	37	21	236.4	-43.2
Licensed Practical/Vocational Nurse Training	5	27	88	12.9	114.8
Lineworker*	48	25	45	15.6	-13.5
Machine Shop Technology/Assistant*	19	23	48	21.1	108.7
Marine Maintenance/Fitter and Ship Repair Technology/Technician	10	4	a	90.0	125.0
Mechanic and Repair Technologies/Technicians, Other	10	*	_	-80.0	0.0
Medical Insurance Coding Specialist/Coder"	7	7	14	0.0	100.0
Medical Office Assistant/Specialist®	20	9	2.0	0.07	366.7
Medical/Clinical Assistant	18	30	62	66.7	106.7
Network and System Administration/Administrator	#	15	51	-250	325.0
Phermacy Technician/Assistant	11	13	21	18.2	615
Professional, Technical, Business, and Scientific Writing*	4	6.4	7	0'09	250.0
Tool and Die Technology/Technician"	80	w	2	-37.5	40.0
Web Page, Digital/Multimeds and Information Resources	w	1	7	40.0	0.0

# Technical College Graduates - 2015\*

PERCENT CHANGE	2013-2014 2014-2015	-1.1 62.1
TES	2015	141
RADUA	2014	87
TOTAL GRADUATES	2013	88
PROGRAMS		Welding Technology/Welder*

Definition. All graduates except those listed as technical certificates(") are diploma and degree graduates. two years in length. Technical certificates are less than a year in length. Duplication may occur due to grad

Source: Technical College System of Georgia "Data shown represents Annual 2013, 2014, and 2015.

Note: Please visit TCSG website for any college configuration changes.

Active A	Applica	nts -	Geor	gia Depa	ᄩ	ent of	Labor					
	TOTAL	Mgt	Bus, and Finance	Comp. and Arch Math	and Eng	Life and Soc. Svcs.	Comm and Svcs	Legal	Est and Training	Arts and Design	Health	Health Support
tabersham	1,024	88	87	101	87	74	٥	Gh.	215	81	96	190
Rebun	209	36	8	20	9	0	5	5	11	33	9	40
Towns	109	38	8	74	0	0	0	0	41	0	12	17
Inion	454	140	17	55	28	80	R	40	n	30	7.1	71
White	361	171	m	61	00	64	-	0	Ø)	=	33	62
Subtotal Area	2,157	469	163	239	129	84	41	27	252	155	218	380

Active A	Applica	ants -	Geor	gia D	eparti	ment	of L.	abor (c	cont.)			
	TOTAL	Protect Svcs	Food	Ground	Personal	Sales	Office Support	Farm and Forestry	Cons	Installation Main.	Prod	Trans and Moving
Habersham	6.995	57	170	138	159	429	1,677	46	28	504	2,111	1,509
Rabun	1,051	52	136	59	51	66	248	4	29	Ξ	127	135
Towns	889	118	39	29	42	78	171	0	38	25	8	234
Union	1,971		123	36	29	335	545	0	142	118	277	333
White	2,226	#	169	11	48	300	421	18	20	182	803	324
Subfotal Area	13,132		637	339	329	1,241	3,062	68	474		3,204	2,535

For current applicant data available for a specific occupation, contact the nearest Georgia Department of Labor Career Center Georgia Department of Labor (active applicants as of September 2016)

# Georgia Department of Labor Location(s)

Career Center(s) 1048 Appelachian Hwy Blue Ridge GA 30513 Phone: (706) 632 - 2033

For copies of Area Labor Profiles, please visit our website at: http://doi.georgia.gov.or.contact Workforce Statistics & Economic Research, Georgia Department of Labor, 148 Andrew Young International Bivd N.E. Atlanta, GA. 30303-1751, Phone: 404-232-3875, Fax. 404-232-3885 or Email us at workforce\_info@gdot.ga.gov

# C. Towns County, Hiawassee and Young Harris Census Data

	Hiawassee		Young Harris		Towns County	
Subject	Number	Percent	Number	Percent	Number	Percent
SEX AND AGE						
Total population	880	100	899	100	10,471	10
Under 5 years	12	1.4	29	3.2	383	3.
5 to 9 years	18	2	35	3.9	452	4.
10 to 14 years	36	4.1	23	2.6	510	4.
15 to 19 years	23	2.6	385	42.8	826	7
20 to 24 years	20	2.3	204	22.7	541	5
25 to 29 years	31	3.5	26	2.9	356	3
30 to 34 years	10	1.1	22	2.4	378	3
35 to 39 years	26	3	24	2.7	494	4
40 to 44 years	31	3.5	17	1.9	541	5
45 to 49 years	32	3.6	16	1.8	604	5
50 to 54 years	33	3.8	17	1.9	654	6
55 to 59 years	49	5.6	24	2.7	695	6
60 to 64 years	62	7	20	2.2	976	9
65 to 69 years	85	9.7	14	1.6	892	8
70 to 74 years	90	10.2	17	1.9	827	7
75 to 79 years	81	9.2	7	0.8	578	5
80 to 84 years	102	11.6	14	1.6	429	4
85 years and over	139	15.8	5	0.6	335	3
Median age (years)	68.2	(X)	19.9	(X)	51.1	( X
16 years and over	811	92.2	808	89.9	9,035	86
18 years and over	797	90.6	797	88.7	8,830	84
21 years and over	789	89.7	287	31.9	8,099	77
62 years and over	537	61	68	7.6	3,660	3

65 years and over	497	56.5	57	6.3	3,061	29.2
RACE						
Total population	880	100	899	100	10,471	100
One Race	875	99.4	889	98.9	10,410	99.4
White	852	96.8	831	92.4	10,232	97.7
Black or African American	3	0.3	25	2.8	41	0.4
American Indian and Alaska Native	1	0.1	4	0.4	31	0.3
Asian	11	1.3	12	1.3	44	0.4
Asian Indian	1	0.1	0	0	5	0
Chinese	1	0.1	2	0.2	7	0.1
Filipino	1	0.1	1	0.1	4	0
Japanese	0	0	0	0	0	0
Korean	0	0	0	0	2	0
Vietnamese	0	0	1	0.1	1	0
Other Asian [1]	8	0.9	8	0.9	25	0.2
Native Hawaiian and Other Pacific Islander	0	0	1	0.1	1	0
Native Hawaiian	0	0	1	0.1	1	0
Guamanian or Chamorro	0	0	0	0	0	0
Samoan	0	0	0	0	0	0
Other Pacific Islander [2]	0	0	0	0	0	0
Some Other Race	8	0.9	16	1.8	61	0.6
Two or More Races	5	0.6	10	1.1	61	0.6
White; American Indian and Alaska Native [3]	0	0	1	0.1	24	0.2
White; Asian [3]	1	0.1	1	0.1	8	0.1
White; Black or African American [3]	0	0	5	0.6	10	0.1
White; Some Other Race [3]	1	0.1	1	0.1	9	0.1
Race alone or in combination with one or more other						
races: [4]						

White	856	97.3	840	93.4	10,289	98.3
Black or African American	4	0.5	30	3.3	53	0.5
American Indian and Alaska Native	1	0.1	6	0.7	57	0.5
Asian	12	1.4	14	1.6	55	0.5
Native Hawaiian and Other Pacific Islander	2	0.2	1	0.1	5	0
Some Other Race	10	1.1	19	2.1	75	0.7
HISPANIC OR LATINO						
Total population	880	100	899	100	10,471	100
Hispanic or Latino (of any race)	24	2.7	36	4	206	2
Mexican	15	1.7	23	2.6	126	1.2
Puerto Rican	1	0.1	1	0.1	23	0.2
Cuban	2	0.2	3	0.3	13	0.1
Other Hispanic or Latino [5]	6	0.7	9	1	44	0.4
Not Hispanic or Latino	856	97.3	863	96	10,265	98
RELATIONSHIP						
Total population	880	100	899	100	10,471	100
In households	767	87.2	352	39.2	9,773	93.3
Householder	456	51.8	150	16.7	4,510	43.1
Spouse [6]	161	18.3	68	7.6	2,524	24.1
Child	98	11.1	113	12.6	1,974	18.9
Own child under 18 years	73	8.3	96	10.7	1,439	13.7
Other relatives	27	3.1	10	1.1	435	4.2
Under 18 years	10	1.1	5	0.6	171	1.6
65 years and over	8	0.9	0	0	103	1
Nonrelatives	25	2.8	11	1.2	330	3.2
Under 18 years	0	0	0	0	28	0.3
65 years and over	6	0.7	1	0.1	53	0.5

Unmarried partner	13	1.5	7	0.8	181	1.7
In group quarters	113	12.8	547	60.8	698	6.7
Institutionalized population	113	12.8	0	0	151	1.4
Male	37	4.2	0	0	68	0.6
Female	76	8.6	0	0	83	0.8
Noninstitutionalized population	0	0	547	60.8	547	5.2
Male	0	0	256	28.5	256	2.4
Female	0	0	291	32.4	291	2.8
HOUSEHOLDS BY TYPE						
Total households	456	100	150	100	4,510	100
Family households (families) [7]	203	44.5	97	64.7	2,981	66.1
With own children under 18 years	45	9.9	53	35.3	795	17.6
Husband-wife family	161	35.3	68	45.3	2,524	56
With own children under 18 years	26	5.7	29	19.3	586	13
Male householder, no wife present	5	1.1	7	4.7	116	2.6
With own children under 18 years	3	0.7	6	4	56	1.2
Female householder, no husband present	37	8.1	22	14.7	341	7.6
With own children under 18 years	16	3.5	18	12	153	3.4
Nonfamily households [7]	253	55.5	53	35.3	1,529	33.9
Householder living alone	240	52.6	48	32	1,358	30.1
Male	76	16.7	17	11.3	551	12.2
65 years and over	46	10.1	5	3.3	228	5.1
Female	164	36	31	20.7	807	17.9
65 years and over	140	30.7	15	10	533	11.8

Households with individuals under 18 years	53	11.6	56	37.3	910	20.2
Households with individuals 65 years and over	311	68.2	42	28	2,078	46.1
Average household size	1.68	(X)	2.35	(X)	2.17	(X)
Average family size [7]	2.41	(X)	2.97	(X)	2.65	(X)
HOUSING OCCUPANCY						
Total housing units	744	100	201	100	7,731	100
Occupied housing units	456	61.3	150	74.6	4,510	58.3
Vacant housing units	288	38.7	51	25.4	3,221	41.7
For rent	96	12.9	12	6	239	3.1
Rented, not occupied	1	0.1	0	0	11	0.1
For sale only	22	3	7	3.5	293	3.8
Sold, not occupied	1	0.1	2	1	19	0.2
For seasonal, recreational, or occasional use	152	20.4	9	4.5	2,373	30.7
All other vacant	16	2.2	21	10.4	286	3.7
Homeowner vacancy rate (percent) [8]	8.4	(X)	9	(X)	7.5	(X)
Rental vacancy rate (percent) [9]	30.7	(X)	12.9	(X)	20.8	(X)
HOUSING TENURE						
Occupied housing units	456	100	150	100	4,510	100
Owner-occupied housing units	240	52.6	69	46	3,613	80.1
Population in owner-occupied housing units	449	(X)	148	(X)	7,883	(X)
Average household size of owner-occupied units	1.87	(X)	2.14	(X)	2.18	(X)
Renter-occupied housing units	216	47.4	81	54	897	19.9
Population in renter-occupied housing units	318	(X)	204	(X)	1,890	(X)
Average household size of renter-occupied units	1.47	(X)	2.52	(X)	2.11	(X)

# D. Towns County Comprehensive Plan Public Comment Survey Sample

اٍ	30 years?		Plan that will help guide was what that vision is, so case take a few minutes to ow. All commonts will be fullouiled. Be sure to also cipate.	Dec.	out Obsesses	son seattwein, segional radiust Georgia Minartains Regional Commission		33 arc.ga.gov	Resident Basiness Owner		rionj				-
ENSIVE PLAN SURVEY	ity should be like in 20.		their joint Comprehensive y achieve its vision if it knownthree of your hometown; Phy is of the jocations listed belief a component will be kept could other opportunities to particularly.	Or to:	for Boltonii Basines Disease	Georgia Minatains R	P.O. Box 1720	Gaineaville, GA 30503 O: 770 538 2619 F: 770-538 2625 Emall, jrothwell@ganro.ga.gov	Towns County - Higgs ares - Young Harris A.	growth and development, africe some c) limit	erd; c) expand in (please list isocation)	erred in the future is	in the future is	should be (prick 2):	
4 Comprehensive PLAN SURVEY	Want to tell your civic leaders what your community should be like in 20-30 years? Want to tell them which fecus was feel are most immediate?	Here's your chance!	Tower County, Hierwassee and Young Harris are updating their joint Comprehensive Plan that will help guide development and capital projects. Your homstown can only achieve its vision if it knows what that vision is, an please take part in this process and sell us your vision for the future of your hometown. Please take a few minutes to complete the following survey and submit your result to one of the locations listed below. All comments will be read and necesperated into the Comprehensive Plan, and all responses will be dept confidential. Be sure to also check for future announcements about additional meetings and other apportunities to participate.	Please submit all completed surveys to:	<ul> <li>Donney Country Committedismer's Office</li> </ul>	Total County Comments of Street	> Harwannee City Hall	<ul> <li>Young Harris City Hall</li> </ul>	I am submitting comments for: (abole) Towns County—II	I.) I would like my community to try to growth and     all attract a high volume of b) attract some	2.) New growth and development should be directed toward: a) invarcinal cities b) along highway c) or	<ol> <li>Our community's most important anset that should be preserved in the future is</li> </ol> The mountains and take	<ol> <li>Our community's biggest liability that should be changed in the future is Lack of economic growth and support of local businesses.</li> </ol>	XX. Attract/soutin new commercial businesses Attract/soutin new ramanificuring and industry Attract/soutin new ramanificuring and industry Attract/soutin new ramanificuring and industry Attract/soutin any business to downtown areas Attract/soutin any business with high paying jobs Other (please fire:	

6 Managing safety 2 Luring more/new retail 3 Luring more/new diring 4 Luring any new jobs 5 Preserving the appearance and rural character Other (please list:	9.) Please rank the following issues in terms of priority, with 1 being most important:  Preserving the rural character of Hinwassee, Young Harris and Towns County https://doi.org/10.10/10/10.10/10/10.10/10/10/10/10/10/10/10/10/10/10/10/10/1	With respect to historic and cultural resources, our most important issues are (pick 2);      preserving existing historic structures      design guidelines for new development improving sidewalks, bicycle and pedestrian accessibility around the City need for more park space need for more hew civic space  Other (please list.	Mith respect to housing, our most important needs are (pick 2):      More family housing     more high-end housing     more senior housing     more senior housing     fewer dilapidated houses     design guidelines for new construction     AXX     Cother (please list: afforduble housing for those who are not wealthy retirees )	Haneassee
Please rank the following issues in terms of priority, with 1 being most import Preserving the rural character of Hiawassee, Young Harris and To Increasing tourism     Increasing job opportunities     Preserving the low cost of living Preserving the standard of living Preserving the standard of living Other (please list:  Other (please list:  Other (please list:  Amassee, Young Harris and Towns County, please rank the following issues to important:  Managine traffic volumes		8.) On a scale of 1 (Very poor) to 5 (Very good), how do you rate each of the following public services:  Sewer  Sewer	XX	Police Public Safety/ EMS Fire protection General government Parks and recreation Roads Schools Other (please list:
Police Public Safety/ EMS Police Public Safety/ EMS Fire protection General government Parks and recreation Roads Cheer (please list: Cherring the fourtimes Cheer (please list: Cherring the standard of living Cherring the standard of living Cherring Harris and Towns County, please rank the following issues in terms of priority, with 1 being most important:  Managing Harris and Towns County, please rank the following issues in terms of priority, with 1 being most important:  Managing training the list of the l	2 Sewer Sewer Police Public Safety/ EMS 4 Fire protection General government Parks and recreation Roads Schools Schools Other (please list:		With respect to historic and cultural resources, our most important issues are (pick 2);      XX preserving existing historic structures     AXX design guidelines for new development improving sidewalks, bicycle and pedestrian accessibility around the City need for more park space      need for more hark space  Other (please list:	a scale of 1 (Very peter) to 5 (Very good), how do you rate each of the following public services:  Water

# E. Towns County Comprehensive Plan Public Comment Survey Response Summary: 285 Paper Responses Received

I am a:	Towns County	Hiawassee	Young Harris	No City/County
	57	89	20	119
-				
1) (growth type)	Towns County	Hiawassee	Young Harris	No City/County
A	13	18	1 oung Harris	31
В	35	57	11	74
С	10	9	4	10
	10	9	4	10
2) (growth &				
development)	Towns County	Hiawassee	Young Harris	No City/County
Α	41	56	13	67
В	13	19	3	30
С	4	5	3	19
3) (asset				
preserved)	Lake Chatuge (34)	Lake Chatuge (54)	Lake Chatuge (8)	Lake Chatuge (53)
	Mountains	Mountains (19)	Mountains (3)	Mountains (14)
	Forests	Natural beauty (10)	Small town character (2)	Natural beauty (11)
	Access to Lake	Small town feel (7)	Forests (2)	Forests (6)
	Downtown beauty	Young Harris College (4)	Nice quiet place to live	Small town feel (5)
	Bell Mtn.	Small town business (3)	Young Harris College	Historic downtown area (5)
	Environment	Trails/Parks (3)	County Museum	Appearance of roads (3)
	Unique Culture	Safety of community (2)	Old bldgs. on Main St.	Scenery/Scenic beauty (3)
	Fairgrounds	Outdoor activities	Rural appeal	Nature (3)
	Rec Facilities	Well-kept road sides	History	Fairgrounds (3)
	Natural Resources	Downtown development	Historical bldgs./houses	Natural resources (3)
	Wildlife	Hamilton Gardens	Nature	Hamilton Gardens (3)

The park	Infrastructure	College life	Safe environment (3)
Hometown feel	Natural Resources	Agriculture/fisheries	Water (3)
	City & community		
Tourism	appearance		Aesthetics (2)
Understanding	Towns Co. Rec. Center		Schools (2)
	Quality of businesses		
Water Quality	downtown		Parks (2)
Sense of Community	Politics		Tourism (2)
Children/Schools	Family/community		Campgrounds (2)
Hamilton Gardens	Quiet peaceful City		Tired of clutter by vendors
	Country Music Show		Hospitality
	Camping		Lakefront facilities & access
	People		Mom & Pop businesses
	Spurring more tourism		Main St.
	Nice place to live & visit		Town of Hiawassee
	Main St.		College growth
			Limit mtn development &
			preserve beauty of area
			Building architecture
			Jobs
			Green space
			Cleanliness
			Veteran's Memorial Park
			USFS, WMAS
			Wildlife
			Beach area
			Marine opportunities
			Charm
			Rural appeal

4) (assets				
changed)	Towns County	Hiawassee	Young Harris	No City/County
		_		Too many thrift
		Too many junky/Vacant	Too many junky/Vacant	shops/junkyards along hwy
	Fire Safety	businesses (28)	businesses (6)	(23)
	Loss of young people	Lack of zoning (11)	Sole Commissioner (2)	Need zoning (6)
			Lack of bike	
	appearance of rundown		lanes/maintained sidewalks	
	bldgs/property	Environmental hazards (3)	(2)	Red lights/traffic (6)
	Waste water facility dumping		More ambulance personnel	
	into Lake	Lack of availability of jobs (3)	on duty	Fairgrounds (6)
	Lack of development		Gov't officials not pursuing	
	control/planning	Non-Americans (3)	progress	No jobs (5)
			Young Harris as a bypass for	
	Signs everywhere	City Council & Mayor (2)	thru traffic	Drug trafficing/vicious dogs (3)
	Uncontrolled growth	Infrastructure (2)	Access to produce	Consolidated water system (3)
	Loss of liquor tax money	Lack of economic growth (2)	No zoning	Consolidated gov't/utilities (3)
	No curb appeal	Lack of Sunday alcohol (2)	Limit the growth	Unplanned growth (3)
			Fact that almost every	
	Ugly businesses	Slow/limited growth (2)	business dies in winter	Trash/pollution (2)
		Tax liability for large number		
	Lack of zoning	of seniors (2)		Economy (2)
				Develop master plan for
	Litter control	Traffic (2)		Hiawassee (2)
	Too many fast food rest.	Uncontrolled development (2)		Limiting growth (2)
	Lack of cooperation between			
	Cities	Support local businesses		Appearance of community
		Recycling corner @ 288 is		Lack of opportunities for
	Sole commissioner	horrible		youth to live here
				Creating business friendly
	Lack of vision	Specialized healthcare		environment
		Needs to be a destination not		
	Fight business growth	a drive thru		Bad roads, no crosswalks

	Allowing development not	
High density housing	compatible w/ exisitng	Good health care
Commercial architectural	Streetscapes/sidewalk	Cities contributing to
controls in business area	placement	emergency services
Increasing rec. & shopping		Environmental
venues	Lack of sewer services	issues/Water/Nat'l Resources
Liberalism	Misuse of public bldgs	Degradation
		Need bldg codes to keep
Traffic patterns	Too many mobile homes	incompatible uses apart
Lack of consolidated water &		
sewer system	Boat size	Need more security & police
	Town square	Sole Commissioner
	Drinking water	Main St.
	More restaurants on Lake	Bldgs taking away from
	Chatuge	culture
	More voices/local gov't votes	
	on issues	Business closings
	GA Mtn. Fairground	Poor housing
		Young Harris needs an
		established downtown route
	Helping citizens	to hwy
		Lack of small business
	Old downtown area	growth/economic plan
		Mowing lawns within 10' of
	Chain stores/Walmart, etc.	body of water
	Consolidation of utilities	Sidewalks at Young Harris
	Young families moving into	Lack of community
	area full time	development
		Limited solar farms
		Illegal immigrants & welfare
		recipients
		Allowing alcohol to attract
		restaurants

				Parks/Lake access
				Courthouse
				Lack of retail
				Self serving attitudes
				Continue to upgrade hospital & staff
				No fast food except Chik-Fil-A
5) Econ. Priorities	Towns County	Hiawassee	Young Harris	No City/County
commercial	29	46	9	62
manufacturi	23	40	9	02
ng	21	16	5	34
any business to downtown	39	64	16	71
any business				
w/ high pay	14	20	8	36
other	11	25	3	24
6) Housing	Towns County	Hiawassee	Young Harris	No City/County
more family housing	15	24	9	37
more high- end housing	6	4	1	9
more apartments	7	4	5	11
more senior housing	9	12	2	28
fewer dilapidated				
houses	39	62	15	70
design guidelines	24	53	7	46

other	9	10	2	23
7) Cultural				
resources	Towns County	Hiawassee	Young Harris	No City/County
preserving			_	
structures	25	36	9	42
design guidelines	33	49	7	61
improving	33	43	,	01
sidewalks	34	51	12	63
need for		<u> </u>		
more park				
space	10	17	7	25
need				
more/new				
civic space	8	1	0	11
other	4	15	3	11
8) Public				
Services	Towns County	Hiawassee	Young Harris	No City/County
Water	-			
1	4	3	0	8
2	6	5	1	6
3	14	23	3	22
4	19	23	8	29
5	8	29	4	36
Sewer				
1	11	10	3	13
2	6	8	0	14
3	7	25	4	12

4	9	15	4	12
5	5	15	2	22
Police/ Public				
Safety/ EMS	0	2	4	4
1	0	2	1	4
2	5	2	1	4
3	7	22	0	15
4	20	24	6	25
5	21	30	7	56
Fire				
protection				
1	3	1	0	4
2	5	10	0	6
3	9	11	3	26
4	21	23	6	23
5	19	28	6	42
General government				
1	11	18	2	14
2	15	18	3	16
3	12	21	3	32
4	5	15	2	27
5	7	8	4	10
Parks and recreation				
1	2	8	1	5

2	12	18	1	7
3	15	20	5	31
4	15	16	6	33
5	10	20	4	27
Roads				
1	1	7	0	8
2	15	10	7	16
3	17	40	5	40
4	17	19	5	32
5	3	7	1	5
Schools				
1	3	2	0	5
2	7	5	4	10
3	7	23	2	24
4	19	21	3	24
5	9	18	5	28
Other				
1	3	7	2	10
2	0	2	0	0
3	1	1	0	1
4	0	1	0	0
5	0	0	0	2
	U	U	U	2
9) Issues	Towns County	Hiawassee	Young Harris	No City/County
Preserving character				
1	24	32	7	42

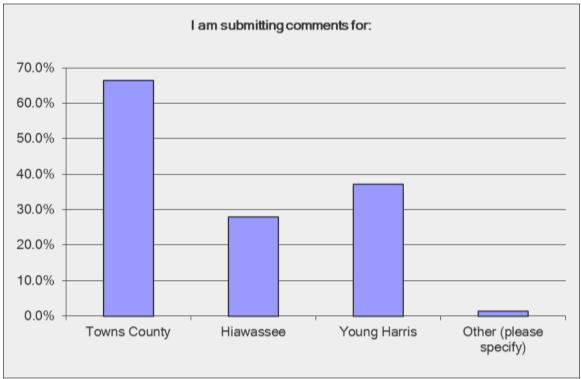
2	0	l -	1	11
	9	5	2	11
3	6	14	0	16
4	5	7	3	15
5	4	11	4	15
6		2		0
Increasing				
tourism				
1	9	16	3	26
2	14	23	3	17
3	5	11	5	15
4	7	13	5	21
5	16	11	3	20
6	0	0	0	0
Increasing job opportunities				
1				
1	24	30	6	49
2	24 7	30 13	6 4	49 23
2 3	7	13	4	23
3 4	7 10	13 9	4 5	23 12
3 4	7 10 9	13 9 12	4 5 2	23 12 12
3	7 10 9 4	13 9 12 6	4 5 2 2	23 12 12 6
3 4 5	7 10 9	13 9 12	4 5 2	23 12 12
3 4 5 6 Preserving low cost of	7 10 9 4	13 9 12 6	4 5 2 2	23 12 12 6
3 4 5 6 Preserving	7 10 9 4	13 9 12 6	4 5 2 2	23 12 12 6
3 4 5 6 Preserving low cost of living	7 10 9 4 0	13 9 12 6 3	4 5 2 2 0	23 12 12 6 0

4	9	16	4	13
5	10	9	2	27
6	0	2	0	0
Preserving standard of living				
1	9	15	4	22
2	10	13	7	18
3	13	15	0	26
4	9	7	2	17
5	3	12	4	10
6	0	1	0	0
other				
1	5	13	1	4
2	1	0	0	1
3	0	3	1	0
4	1	1	0	0
5	2	0	0	0
6	2	0	0	0
10) Highway Development	Towns County	Hiawassee	Young Harris	No City/County
Managing traffic volumes				
1	11	12	2	27
2	11	14	6	15
3	10	12	1	14

4	11	11	2	9
5	4	12	3	18
6	3	12	3	12
Managing safety				
1	13	22	4	33
2	15	12	3	20
3	13	13	5	12
4	3	13	2	15
5	7	8	3	15
6	2	4	0	5
Lure more/new retail				
1	7	21	8	35
2	10	16	3	17
3	10	10	4	17
4	11	11	2	12
5	11	11	1	11
6	5	10	0	10
Lure more/new dining				
1	9	28	2	29
2	11	14	3	22
3	6	10	8	17
4	6	9	2	13

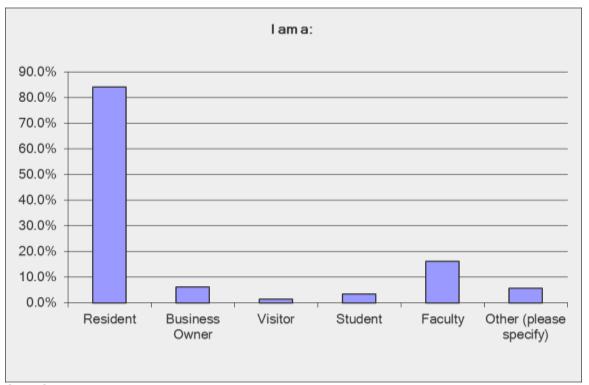
5	10	11	0	6
6	11	6	2	9
Luring any				
new jobs				
1	16	15	6	39
2	5	12	1	11
3	9	11	3	15
4	14	20	3	12
5	7	8	2	14
6	4	8	1	4
Preserving				
character				
1	21	24	5	35
2	7	5	3	9
3	6	17	0	12
4	4	5	0	11
5	4	8	5	11
6	9	12	3	21
other				
1	2	5	2	6
2	1	0	0	0
3	0	1	0	0
4	0	0	0	0
5	0	0	0	0
6	2	1	0	0

# F. Towns County Comprehensive Plan Public Comment Survey Response Summary: 143 Online Survey Monkey Responses Received



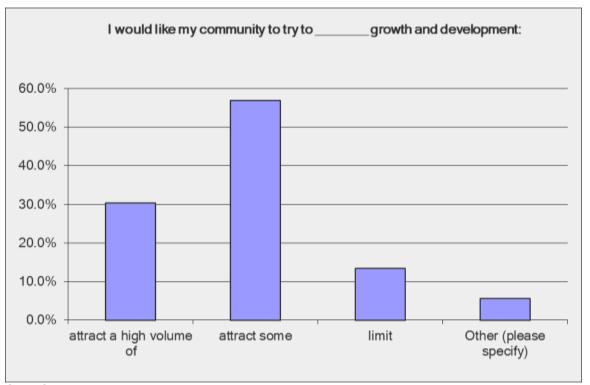
Question 1.

Answer Options	Response Percent	Response Count
Towns County	66.4%	95
Hiawassee	28.0%	40
Young Harris	37.1%	53
Other (please specify)	1.4%	2
	answered question	143
	skipped question	0



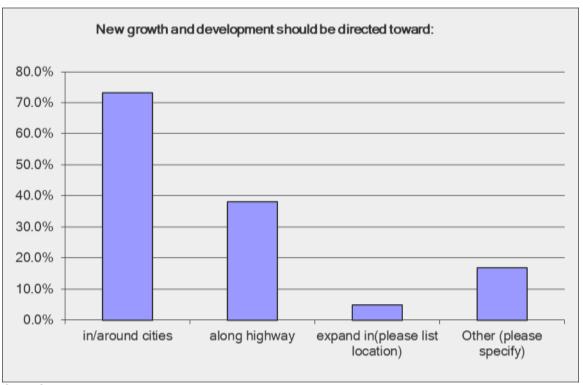
# Question 2.

I am a:		
Answer Options	Response Percent	Response Count
Resident	83.9%	120
Business Owner	6.3%	9
Visitor	1.4%	2
Student	3.5%	5
Faculty	16.1%	23
Other (please specify)	5.6%	8
	answered question	143
	skipped question	0



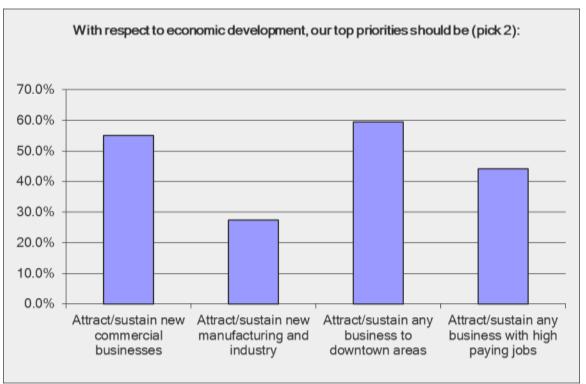
Question 3.

Answer Options	Response Percent	Response Count
attract a high volume of	30.3%	43
attract some	57.0%	81
limit	13.4%	19
Other (please specify)	5.6%	8
" · · · · · · · · · · · · · · · · · · ·	answered question	142
	skipped question	1



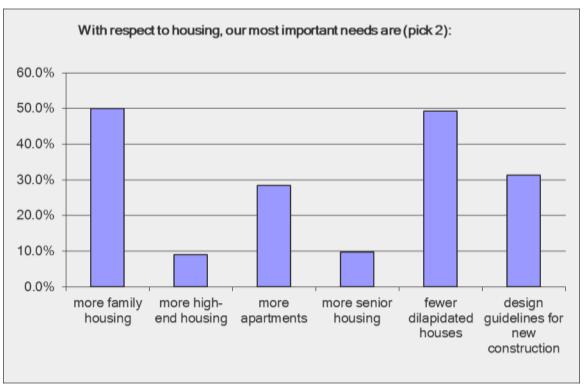
Question 4.

Answer Options	Response Percent	Response Count
in/around cities	73.2%	104
along highway	38.0%	54
expand in(please list location)	4.9%	7
Other (please specify)	16.9%	24
" ' '	answered question	142
	skipped question	1



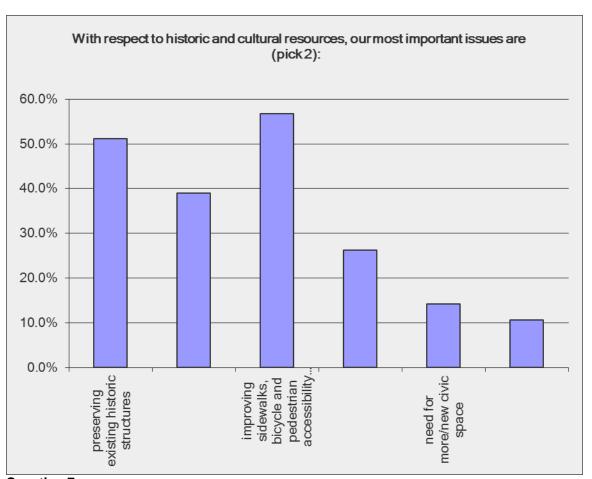
Question 5.

Answer Options	Response Percent	Response Count
Attract/sustain new commercial businesses Attract/sustain new manufacturing and industry Attract/sustain any business to downtown areas Attract/sustain any business with high paying jobs Other (please specify)	55.1% 27.5% 59.4% 44.2%	76 38 82 61 15
	answered question skipped question	138 5



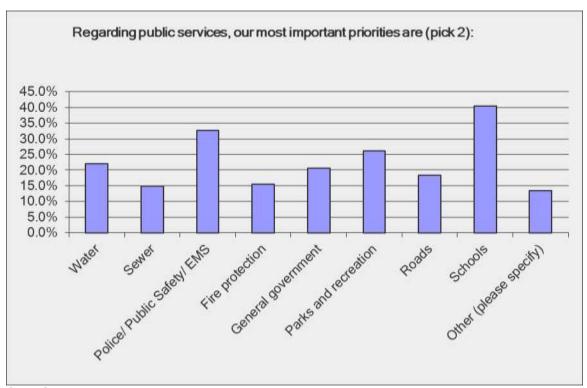
# Question 6.

Answer Options	Response Percent	Response Count
more family housing	50.0%	67
more high-end housing	9.0%	12
more apartments	28.4%	38
more senior housing	9.7%	13
fewer dilapidated houses	49.3%	66
design guidelines for new construction	31.3%	42
Other (please specify)		22
,	answered question	134
	skipped question	9



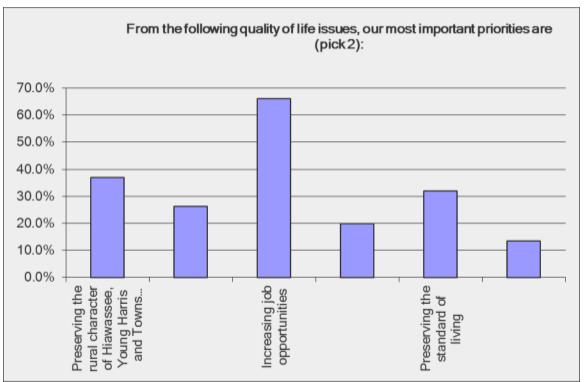
Question 7.

Answer Options	Response Percent	Response Count
preserving existing historic structures	51.1%	72
design guidelines for new development	39.0%	55
improving sidewalks, bicycle and pedestrian accessibility around the City	56.7%	80
need for more park space	26.2%	37
need for more/new civic space	14.2%	20
Other (please specify the most important asset that should be preserved)	10.6%	15
	answered question	141
	skipped question	2



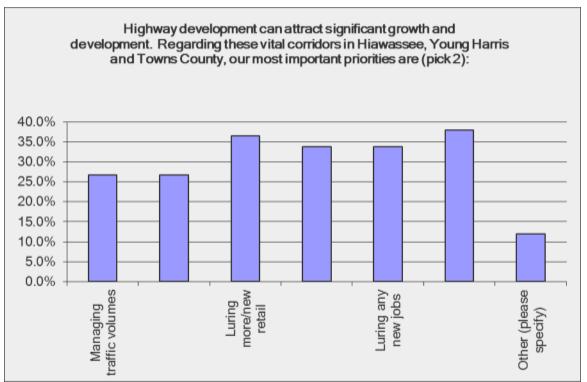
Question 8.

Answer Options	Response Percent	Response Count
Water	22.0%	31
Sewer	14.9%	21
Police/ Public Safety/ EMS	32.6%	46
Fire protection	15.6%	22
General government	20.6%	29
Parks and recreation	26.2%	37
Roads	18.4%	26
Schools	40.4%	57
Other (please specify)	13.5%	19
" ' ' '	answered question	141
	skipped question	2



Question 9.

Answer Options	Response Percent	Response Count
Preserving the rural character of Hiawassee, Young Harris and Towns County	36.9%	52
Increasing tourism	26.2%	37
Increasing job opportunities	66.0%	93
Preserving the low cost of living	19.9%	28
Preserving the standard of living	31.9%	45
Other (please specify)	13.5%	19
	answered question	141
	skipped question	2



Question 10.

Answer Options	Response Percent	Response Count
Managing traffic volumes	26.8%	38
Managing safety	26.8%	38
Luring more/new retail	36.6%	52
Luring more/new dining	33.8%	48
Luring any new jobs	33.8%	48
Preserving the appearance and rural character	38.0%	54
Other (please specify)	12.0%	17
	answered question	142
	skipped question	1

- **G. Comprehensive Plan Meeting Summaries**
- 1. Hiawassee Stakeholder Meeting 5/18/16

# **Towns County Chamber of Commerce**

# TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY CHAMBER OF COMMERCE 1:00 PM-Wednesday May 18, 2016

# Sign In Sheet

Name	Email Address (Hiawassee, 1	Young Harris or County)
Legan McRake Jeremy Hogan	ymmepeak@yahoo.com Jhogsed@farmersagent.com	Howasse
Candace Lee	cardocelee Obrmeme. net	Country - Chamber
Ida Allen	Johne brown horn builders.	eran Chander
Rich Madin	Rick_Mantin @ webi.com	Himperes
Janet Allen	squethiowassee DW ads	treen at Hiowessee

# **AGENDA**

1.) Introductions

# **DISCUSSION/ACTION:**

- 2.) Purpose and why the comprehensive plan is required
- 3.) Overview of components of comprehensive plan to include:
- vision statement
- needs and opportunities
- existing and future land use
- character areas
- short Term Work Program (STWP) for Hiawassee
- additional document components as needed/required
- 4.) Discuss public comment survey and public meetings
- 5.) Next meeting date
- 6.) Adjournment

# 2. Hiawassee Stakeholder Meeting 6/15/16

# **Towns County Chamber of Commerce**

# TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY CHAMBER OF COMMERCE 1:00 PM-Wednesday June 15, 2016

# Sign In Sheet

Name	Email Address (Hiawassee, Young Har	A STATE OF THE PARTY OF THE PAR
John Allen	john @ brown how kulder com	Hangsee
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Bak Montin	Rick _ Marin @ Hebi con	12

# **AGENDA**

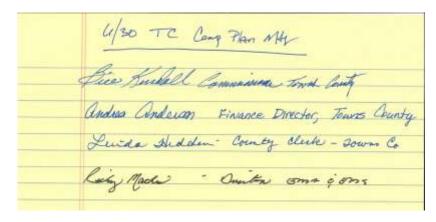
- 1.) Discussion of components of comprehensive plan to include:
- vision statement
- needs and opportunities
- 2.) Discuss public comment survey and public meetings
- survey still under review by each city/county to address local needs
- public meeting dates tbd, most likely during or after council meetings
- 3.) Next meeting date to be 7/13/16 and discussion topics
- land use/areas that require special attention
- Report of Accomplishments (ROP) and Short Term Work Program (STWP)
- 4.) Adjournment

# 3. Towns County Stakeholder Meeting 6/30/16

**Towns County Courthouse, Commissioner's Office** 

Bill Kendall, Sole Commissioner Andrea Anderson, Finance Director Linda Hedden, County Clerk Rickey Mathis, County EMA/EMS Director

All met to discuss Towns County's current and future STWP, community vision and needs and opportunities. The public comment survey and public meeting dates were also discussed and the first planned for July 21<sup>st</sup> at 5:30 at the Towns County Recreation and Conference Center.



# 4. Hiawassee Stakeholder Meeting 7/13/16

# **Towns County Chamber of Commerce**

# TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY CHAMBER OF COMMERCE 1:00 PM-Wednesday July 13, 2016

### Sign In Sheet

Name	Email Address (Hiaw	assee, Young Harris or County)
LIZ OPENALES	ynnmepeak@yalioo.com  LIZOROIALES @  Windstrom NET	Arevasses
Rick Month	Row - Montral Uchia	Himmessee com
Rock Stancel Janet Aller	Citymenger O haves	suga 80 Hourson

### **AGENDA**

- 1.) Discussion of components of comprehensive plan to include:
- Land use/areas that require special attention
- Report of Accomplishments and Short Term Work Program
- 2.) Discuss public meetings and survey
- The first public hearing will be held at the Towns County Recreation and Conference Center: 150 Foster Park Road, Young Harris, GA 30582 on July 21, 2016 at 5:30 p.m.
- Survey will be available at meeting and online through surveymonkey.com
- 3.) Next meeting date to be 8/17/16 and discussion topics
- Character areas (pictures needed for each area), p66 (some of the implementation measures and objectives will be moved to policy sections on p88)
- Urban Redevelopment Plan priorities: streetscape, landscaping, sidewalk improvements, lighting, signage and wayfinding, pedestrian seating, connectivity, pocket parks and improvements to existing park space. Beautification of existing historic buildings. Water features and community gathering space such as an amphitheater.
- 4.) Adjournment

# 5. Young Harris Stakeholder Meeting 7/14/16

# **Young Harris City Hall**

# TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING YOUNG HARRIS CITY HALL 1:00 PM-Thursday July 14, 2016 Sign In Sheet Email Address (Hiawassee, Young Harris or County)

Deb Edwards dedwards 157 @ bromemo. net YH

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windstream. Net young Haven

# **AGENDA**

1.) Introductions

### DISCUSSION/ACTION:

- 2.) Purpose and why the comprehensive plan is required
- PowerPoint handout with schedule included
- 3.) Overview of components of comprehensive plan to include:
- vision statement
- needs and opportunities
- existing and future land use
- character areas
- short Term Work Program (STWP) for Young Harris
- Report of Accomplishments (ROA) for Young Harris
- 4.) Discuss public comment survey and public meetings
- The first public hearing will be held at the Towns County Recreation and Conference Center: 150 Foster Park Road, Young Harris, GA 30582 on July 21, 2016 at 5:30 p.m.
- Survey will be available at meeting and online through surveymonkey.com
- 5.) Next meeting date to be 8/11/16
- 6.) Adjournment

## 6. Towns County Public Meeting 7/21/16

### **Towns County Recreation and Conference Center**

#### Notice of Public Hearing for Towns County, Hiawassee and Young Harris Joint Comprehensive Plan

Towns County and the Cities of Hinwassee and Young Harris invite all interested persons to attend a public bearing concerning the development of the joint Towns County, Hinwasses and Young Harris Comprehensive Plan. The plan is required to comply with the Georgia Planning Act of 1989. The hearing is intended to inform the public about the purpose of the plan, the planning process, development schedule and provide an explanation of the public participation process to be followed by the County/Cities during the preparation of the comprehensive plan. Opportunity will also be provided for interested citizens to have input on local needs and issues through public comment and written survey. The public hearing will be held at the Towns County Recreation and Conference Center: 150 Foster Park Road, Young Harris, GA 30582 on July 21, 2016 at 5:30 p.m.

#### **AGENDA**

TOWNS COUNTY AGENDA County Meeting July 21, 2016 5:30 pm

- 1. Open Meeting- Bill Kendall, Commissioner
  - a. Welcome and Introduction
  - b. Review of the county's 2011-2015 Short-Term Work Program
- 2. Joe Rothwell-Regional Planner, Georgia Mountain Regional Commission
  - a. Powerpoint Presentation
  - b. Questions and Answers
  - c. Next Public Hearing- date & time TBD
- 3. Adjourn

Link to view/print the current 10 Year Comprehensive Plan http://www.dca.state.ga.us/development/planningqualityprowth/Adopted%20Local%20Comprehensive% 20Plans/2010/Towns. Co. Hiawasee, Ci. YoungHarris, Ci. Joint, CAG, 2010.pdf

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marsha Ellevote Rmelliott @ windstream. Net Cimmy duran / Ponentalyor aga Nasmith 5181@ amil com Raysmith 30546@ grail com 423, 902, 3189 941 441 8409 Andy Baker Us Florest Service (706) 745-6928 albaker@fs.fed.us CHELES BURTON Children DENKETING White y. com lik\_ Kepati Queb com Rick Martin mast - miller Euchir Com Non Kurrimbukus nina@leParisien Cale, com T Lynee Marshall TOHN COCHEAN Janice Cochran the country of the said server and the The second second second second

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## **Public Comment Notes:**

- Those in attendance were updated on what has been accomplished for the short term work program form 2011-2015.
- The Young Harris bypass and its proposed location was discussed.
- Preserving and maintaining important natural resources such as Hamilton Gardens was mentioned and how efforts would be listed in the Needs and Opportunities section of the Comprehensive Plan.
- Copies of the survey were distributed to the 100+ in attendance.

## 7. Young Harris Stakeholder Meeting 8/11/16

### **Young Harris City Hall**

# TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING YOUNG HARRIS CITY HALL 1:00 PM-Thursday August 11, 2016

#### Sign In Sheet

Name
Email Address (Hiawassee, Young Harris or County)

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Deb Edwards dedwards 1570 formence net YH

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- 1.) Discussion of components of comprehensive plan to include:
- vision statement
- needs and opportunities
- 2.) Discuss public comment survey and public meeting date
- 3.) Next meeting date and discussion topics
- land use/areas that require special attention
- character areas (pictures needed for each area)
   some of the implementation measures and objectives will be moved to policy sections
- 4.) Adjournment

## 8. Hiawassee Stakeholder Meeting 8/17/16

## **Towns County Chamber of Commerce**

## TOWNS COUNTY COMPREHENSIVE PLAN PUBLIC COMMENT MEETING TOWNS COUNTY CHAMBER OF COMMERCE

1:00 PM-Wednesday August 17, 2016

#### Sign In Sheet

Name	Email Address (Hiawass	ee, Young Harris or County)
LIZ ORDIALES	LIZOPHALES & WINDSTROM . ret	thawasset
Lyun Seal	lynn micheak @ yaboo. con	Heavissee
John Alle.	jedn @ brown how building c	oh.
Janet Allew	Janethiawassee & wind	stream not Namousa
Jeremy Hogsed	jerumy. hogsel@gmailie	onn Hiawassee
QUE STAVER	Communicate or howisses	pa ser Hismanne

- 1.) Discussion of components of comprehensive plan to include:
- Hiawassee Urban Redevelopment Plan (URP)
- Complete Streets Program
- Character areas (pictures needed for each area), p66 (some implementation measures and objectives will be moved to policy sections on p88)
- 2.) Discuss public meetings and survey
- Hiawassee City Hall, August 23 at 5:30
- Survey available at meeting and online through surveymonkey.com
   132 paper, 68 sm received by 8/16, email recap sent 8/16
- 3.) Next meeting date and discussion topics
- Report of Accomplishments (ROP) p94 and Short Term Work
   Program (STWP) p97
- Wednesday, September 21<sup>st</sup>?
- 4.) Adjournment

#### 9. Hiawassee Public Meeting 8/23/16

#### **Hiawassee City Hall**

## TOWNS COUNTY COMPREHENSIVE PLAN PUBLIC COMMENT MEETING HIAWASSEE CITY HALL

5:30 PM-Tuesday, August 23, 2016

#### Sign In Sheet

Name	Email Address (Hiawassee, Young Harris or County)
Nahal Halan	Il Holmes 5 = 70 C & Mail, En Howard
Notw Holay Ann 1922	lynnmcpeak@yakoo.com Hianussee
DAVID H. GIGO	EAS JUG B HAPIC, ON HIMUASSEE
Banbana Mati	744
Jane Chin	nier ICSCRUS@GMail.com Haultssee
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Scott She	ree DAVIS sedsed sode grail com (1980)
Josh+ Jul	ie Alexander marter Edy 34@ yahoo.com
Liz Ocoule	5 LORDINGE E + FORMER

#### **AGENDA**

- 1.) Welcome and Introductions
- 2.) PowerPoint Presentation
- 3.) Questions and Answers
- 4.) Adjourn

#### **Public Comment Notes:**

- Better connectivity, explores options of bus or trolley connecting key points in the city.
- Improvements needed for trach receptacles, signage, landscaping
- More focus on ordinances, land use and code enforcement.
- Passage of the alcohol ordinance to help attract restaurants.
- Focus on local businesses, "shop local" campaign, business retention, business incubation/mentoring, small business startup/assistance
- Increased business hours in conjunction with events to attract more people downtown during holidays and other times of the year.
- Better appreciation of historic buildings, city history, local historic landmarks, cemeteries.
- Hiawassee is a resort town but does not accommodate recreational/large vehicles.
- Safety campaign focusing on parking/crosswalks, shared parking w/other lots not used during certain hours, better signage/wayfinding directing people where to go.
- More focus on local needs from businesses, not just catering to tourists. More stores selling everyday items, not souvenirs.
- Maps of local businesses and historic sites desired.

## 10. Towns County Stakeholder Meeting 8/25/16

## **Towns County Recreation and Conference Center**

## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY RECREATION & CONFERENCE CENTER

#### 5:30 PM-Thursday August 25, 2016

Bul Kendall	Sign In	Sheet
Name	Email Address	(Hiawassee, Young Harris or County)
MARSHA Elliott Jack Mules Brace Howard	MILLER JSZI	@ Windstream . Net 4.H. HE windstream Met TOWNS HE WINDSTREAM MET TOWNS YTH
Nathan Hugher	verte hughes 2011	cognolion county
CAROL TOWN SEND	infiniti 2004	Driver com Towns + 4th
Julie Alexarde	K marleyroxy	340 years con Wiewesse, YH
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## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Thursday August 25, 2016

	Sign In	Sneet	
Name	Email Address	(Hiawassee, Young	Harris or County)
Stay D. Col		77 YOUNG	Hueri's GA.
Johnel Cum	ingham	HIAWAS	Jee-706-746-5975
Olf Broth	H:	augus - 700	897 3419
Capil & Fugher ce	cilhughes 2003	Qyahor. com 70	6-781-9235
Jany Helden	4 7		6-244-1892
alisa Kichards	bikendall 20 yes	bus com Windussia	ce, 14 896 2276
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Debbie Phillips C	auty)	eamail com	706-781-80SS
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John Vandell j	tirecreation 21,0 K yandell @brmen yandell @brmen MVAG236Hd nem	ne.com(Y,H)	704-296-2600

## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Thursday August 25, 2016

Sign In Sheet

Name Donns Housell	Email Address	(Hiawassee, Young Harris o	r County)
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Henry Cham.		windstraam not	County
Jounida Bra		windstream .	et county

#### **AGENDA**

1.) Introductions

#### **DISCUSSION/ACTION:**

- 2.) Purpose and why the comprehensive plan is required
- 3.) Overview of components of comprehensive plan to include:
- vision statement
- needs and opportunities
- existing and future land use
- character areas
- report of accomplishments (ROA) for everything achieved during last STWP
- short Term Work Program (STWP) for Towns County
- 4.) Discuss public comment survey and public meetings
- 5) Meet with committees to give input
- 6) Committee Reports due to Steering Committee by Sept 20, 2016
- 6.) Adjournment

## 11. Young Harris Stakeholder Meeting 9/15/16

## **Young Harris City Hall**

## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING YOUNG HARRIS CITY HALL 10:00 AM-Thursday September 15, 2016

Sign In Sheet

Name

Email Address

(Hiawassee, Young Harris or County

Marsha Elliott Rmelliott & windstream. Net

- 1.) Discussion of components of comprehensive plan to include:
- land use/areas that require special attention
- character areas
- 2.) Next meeting: Thursday 10/27 at 10am
- 3.) Adjournment

## 12. Hiawassee Stakeholder Meeting 9/28/16

## **Towns County Chamber of Commerce**

## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY CHAMBER OF COMMERCE

1:00 PM-Wednesday, September 28, 2016

#### Sign In Sheet

Name Email Address (Hiawassee, Young Harris or County)

Lyward Peak Gennicoeak & yahoo com Neawassee

Jeremy Hogsel inograve farmeriagent com Hiawassee

Cardace Lee Candacelee & brimeme net through assec

Jenet Allen Squethawasseed Watstranded Managere

- 1.) Discussion of components of comprehensive plan to include:
- Short and long-term policies/activities
- Report of Accomplishments (ROA) and Short Term Work Program (STWP)
- 2.) Next meeting: Thursday 11/10 at 1 PM
- 3.) Adjournment

13. Young Harris Public Meeting 10/04/16

**Young Harris City Hall** 

SWOT Analysis with Mayor Gibby and 20+ citizens in attendance.

#### **AGENDA**

- 1.) Welcome and Introductions
- 2.) SWOT analysis of Young Harris and public discussion of what can be done to improve the city
- 3.) Questions and Answers
- 4.) Adjourn

#### **Public Comment Notes:**

STWP projects for sewer expansion and park expansion to be complete within the next month.

#### 1.) Strengths:

- Communities not in the city limits such as Pine Crest and Ashland Cove are interested in being annexed into city.
- Quality of retirement options.
- Low crime, strong police support, public engagement/civic mindedness level high.
- Superior education level for higher education.
- YH college presence and community events such as concerts, art events, etc.
- Small town college atmosphere, mountain setting (mountains, creeks, rivers, valley), walkable, natural beauty of the area.
- Sense of safety.
- Lack of sign pollution that allows for the valley to be preserved in its natural setting without visual clutter such as billboards due to sign ordinance limiting the type and size of signage.
- Rural city life.
- Town Hall meetings.
- Updated library.
- Fiber/IT infrastructure.

## 2.) Weaknesses:

- Union General building improved but other buildings need to be upgraded to attract more businesses and infill/new construction opportunities.
- Zoning codes enacted.
- Historic Preservation codes and ordinances have been discussed but design guidelines effort has been stagnant.
- Animal Control needed.
- Code enforcement needed (Mayor currently does this).
- Junk cars and other trash is prevalent in some areas.

- Negative actions outside city limits such as junk and code violations impact the gateways into the city.
- Better way of reporting code violations and solutions is needed.
- Too many citizens live outside the city in unincorporated areas and would like to be annexed.
- Abandoned buildings/unsafe buildings creates a public safety hazard.
- Post Office/parking in college area: relocate Post Office to area that will better serve the city. PO currently in long term lease but current location is prone to accidents and is a safety/liability issue.
- Large gateway signs are needed.
- Too many stoplights.
- Too much tourism traffic which brings additional crime and over development.

#### 3.) Opportunities:

- Economic Development.
- Offer business incentives that the city can support fiscally such as tax breaks to foster business growth, create jobs and foster sustainability with maintaining business already existing in the city.
- Walkability to contribute towards more local businesses such as coffee shops, restaurants, cafes, etc.
- The city has the most progressive alcohol ordinance in the area to foster business development and retention.
- Small environmentally friendly manufacturing, clothing, IT, server farm opportunities/developments desired.
- 55+ older single family housing desired that minimizes the owners responsibility for maintenance.
- Design guidelines by GDOT bypass area needed.
- Limit large scale development that could have a negative impact on the city.
- Use needed for old BRM EMC building.
- Meals on wheels infrastructure needs to be upgraded (larger kitchen, facility, preparation area) to better serve the city.

- More unique destination attractions needed such as Persimmon Creek farmhouse restaurant.
- Balance needed for college expansion and appropriate private development.
- 4.) Tasks (How does the city accomplish its goals):
  - Demographics analysis.
  - Market Fiber/IT infrastructure such as with North GA Network.
  - Utilize BRM EMC connections.
  - Utilize volunteer, civic commitments, social media and print promotions.
  - Investigate incentives such as lower taxes. Tax freezes for a specific time period (taxes are already low) and assist promoting new businesses and city assets such as the mountains and valley.
  - Promote tourism and balance it benefits and impacts the city and exists alongside other business categories.
  - Year round economy needed.
  - Leverage retirement economy for local citizens and preserve and protect the reasons why they chose to relocate to Young Harris.
  - Keep taxes low but not to where they impact city services such as fire and rescue, road improvements, etc.
  - College student support that includes a campus meal plan that is accepted at local eateries and contributes to the local economy.

## 14. Towns County Stakeholder Meeting 10/25/16

## **Towns County Recreation and Conference Center**

## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY RECREATION & CONFERENCE CENTER

5:30 PM-Tuesday October 25, 2016

#### Sign In Sheet

Name	Email Address	(Hiawassee, Your	g Harris or County)
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Betty Gruns	ok		Himmoon
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GROVER GARRE			courty
Gulf Bughes			County
Julie Kinsey	11		County
Jolyme Marsha	Ц		County

## 5:30 PM-Tuesday October 25, 2016

#### Sign In Sheet

Joan Crothers	Email Address (Hiawassee, Young Harris of Francrothers + Hiaw:	or County)
renda Hunt	bit 11 @ brownencet Honores	ee
JANK MILIE SUSU Davis	MILLER J 5724@ action A	mwassee awassee
Davins - Howell		riga why / 4 H
MICHAEL A	Wasse MAID SONG DEMEND . net A	a action of
THESY LOBERTS	tempfymilion Com	County wey
Indrea Anderson Sunjda Bradley	bradio28 windstreaminet 706	-898-23 25

- 1.) Introductions
- 2.) Discussion of components discussed at August 25<sup>th</sup> meeting to include:
- needs and opportunities
- short Term Work Program (STWP) for Towns County
- 3.) Discuss anything additional that should be updated or added to the comprehensive plan

## 15. Young Harris Stakeholder Meeting 10/27/16

## **Young Harris City Hall**

# TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING YOUNG HARRIS CITY HALL 10:00 AM-Thursday October 27, 2016

Sign In Sheet

Name

**Email Addres** 

(Hiawassee, Young Harris or County)

Rosemany Royston rosemany of the Windstreen wet 44

- 1.) Introductions
- 2.) Discussion of updated components including:
- Needs and Opportunities
- Land Use: Bypass
- Areas that require special attention
- Character Areas: Bypass
- Policies/Objectives, etc.
- ROA/STWP
- 3.) Discuss anything additional that should be updated or added to the comprehensive plan
- 4.) Adjournment

## 16. Hiawassee Stakeholder Meeting 11/10/16

## **Towns County Chamber of Commerce**

## TOWNS COUNTY COMPREHENSIVE PLAN STAKEHOLDER MEETING TOWNS COUNTY CHAMBER OF COMMERCE

1:00 PM-Thursday November 10, 2016

Sign In Sheet

Name

Email Address

(Hiawassee, Young Harris or County)

LIZ ORDINES

LIZORDIALES @ WINDSTERM NET HI4WASSUE

- 1.) Review of revised components to include:
- vision
- needs and opportunities
- 2.) Discuss anything additional that should be updated or added to the comprehensive plan
- 3.) Adjournment